

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 October 19, 2023
1:00 p.m.

Join this meeting via Zoom

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1. Caption Hotel (DR23-008) (Noticed 10/06/2023)

Location: 629 Richards Boulevard, APN: 001-0020-062-0000, -004 (District 4, Represented by Mayor Steinberg)

Entitlements: **Item A.** Previously approved addendum to the Certified EIR, Township 9; **Item B.** Site Plan and Design Review for a 154,794 square foot (including parking deck), five story, 200 key hotel with 108 parking spaces within the Office Business Low Rise Mixed Use (OB PUD SPD) Zone, River District Special Planning District (SPD) , and Township 9 Planned Unit Development (PUD); and **Item C.** Tree removal permit for the removal of street trees.

Contact: Sierra Peterson, Associate Planner, 916-808-7181, SPeterson@cityofsacramento.org

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

2. Edgewater at Delta Shores (DR23-037) (Noticed 10/06/2023)

Location: 8145 Freeport Boulevard, APN: 053-0180-021-0000 (District 7 Represented by Councilmember Jennings)

Entitlements: **Item A.** Previously Certified Environmental Impact Report (EIR); **Item B.** Site Plan and Design Review to construct 81 single-unit dwellings on lots 158-238 of the Delta Shores West area on an 87.31-acre parcel in the Single-Unit Dwelling Zone (R-1-PUD) and Single-Unit or Duplex Dwelling Zone (R-1A) within the Delta Shores PUD and Citywide Desing Review Area; and **Item C.** Tree permit to remove 28 private protected trees.

Contact: Sarah Scott, Junior Planner, 916-808-2688, SScott@cityofsacramento.org

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

3. Northern Trails Apartments (Z22-085) (Noticed 10/06/2023)

Location: 3139 Rio Linda Boulevard, APN: 265-0011-002-0000 (District 2, Represented by Councilmember Loloee)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-In-Fill Development); **Item B.** Density Bonus Agreement with a concession to the lot depth requirements of the Multi-Unit Dwelling (R-2B) Zone and waivers to reduce the minimum rear-yard and interior side-yard setbacks, exceed the maximum front-yard setback, and reduce the minimum vehicle and bicycle parking requirement with the provision of two (2) very low income restricted dwelling units; **Item C.** Tentative Subdivision Map to subdivide two vacant parcels of approximately 0.94-acres, into six parcels in the Multi-Unit Dwelling (R-2B) Zone with a Tentative Map Design Waiver to create three parcels with no public street frontage; and **Item D.** Site Plan and Design Review for the review of the tentative subdivision map layout and the construction of a 40,810-square foot multi-unit development consisting of 35 units and 12 Accessory Dwelling Units (ADU).

Contact: Deja Harris, Assistant Planner, 916-808-5553,

DNHarris@cityofsacramento.org

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

4. 1601 Wentworth Avenue Tentative Parcel Map (Z23-003) (Noticed 10/06/2023)

Location: 1601 Wentworth Ave, APN: 017-0142-010-0000 (District 7 Represented by Councilmember Jennings)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315 – Minor Land Divisions and 15303-New Construction or Conversion of Small Structures); **Item B.** Tentative Parcel Map to subdivide a 0.30-acre lot into two (2) lots within the Single-Unit Residential (R-1-EA-4) Zone; and **Item C.** Site Plan and Design Review for the Tentative Parcel Map with a deviation to lot width development standards, and for the construction of a new dwelling unit. The existing house is proposed to be demolished (IR22-016).

Contact: Danny Abbes, Associate Planner, 916-808-5873,

DAbbes@cityofsacramento.org

Item continued to October 26, 2023.

5. 2455 Wah Avenue Tentative Parcel Map (Z23-005) (Noticed 10/06/2023)

Location: 2455 Wah Ave, APN: 041-0014-014-0000 (District 5, Represented by Councilmember Maple)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Parcel Map to subdivide one approximately 1-acre lot into two (2) lots within the Single-Unit Dwelling (R-1) Zone, resulting in one existing house on each lot; and **Item C.** Site Plan and Design Review of the Tentative Parcel Map. No new development is proposed for the site.

Contact: Danny Abbes, Associate Planner, 916-808-5873,

DAbbes@cityofsacramento.org

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

6. 6825 Bender Court Senior Residential Care Facility (Z23-021) (Noticed 10/06/2023)

Location: 6825 Bender Ct, APN: 021-03333-015-0000 (District 6 Represented by Councilmember Guerra)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit to establish an assisted-living senior residential care facility for up to 15 elderly patients within an existing residence on a 0.18-acre site within the Single-Unit Dwelling (R-1) Zone. There are no proposed exterior changes to the building or site.

Contact: Danny Abbes, Associate Planner, 916-808-5873,

DAbbes@cityofsacramento.org

Item continued to November 02, 2023.