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Minutes
Director Hearing

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

Thursday November 02, 2023
1:00 p.m.

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**1. 1601 Wentworth Avenue Tentative Parcel Map (Z23-003) (Noticed 10/06/2023)
[Continued from 10/26/2023]**

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Item withdrawn to be renoticed.

2. 3568 26th Avenue SFR (DR22-249) (Noticed 10/23/2023)

Location: 3568 26th Ave, APN: 022-0161-001-0000 (District 5, Represented by Councilmember Maple)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); and **Item B.** Site Plan and Design Review to construct a 1,716-square-foot, two-story single-family residence with a 262-square-foot attached garage and an 88-square-foot covered porch; 900-square-foot detached garage; and a 1,200-square-foot detached ADU (IR22-496) in the Single-Unit Dwelling (R-1) Zone with a deviation to the front yard setback within the Oak Park Design Review Area.

Contact: Kevin Valente, Assigned Planner, 916-372-6100,
KValente@RaneyManagement.com

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

3. RCFE Facility (DR22-254) (Noticed 10/20/2023)

Location: 8795 Folsom Boulevard, APN: 078-0022-030-0000 (District 6, Represented by Councilmember Guerra)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities and 15332-Infill Development Projects); **Item B.** Site Plan and Design Review to construct a residential care facility and convert the existing building on site into the same use on a 3.54-acre parcel in the Office Business Low-Rise Mixed-Use (OB-R-SPD) Zone within the Folsom Boulevard East Special Planning District; and **Item C.** Tree Permit for removal of four (4) private protected trees.

Contact: Armando Lopez Jr, Associate AIA, 916-808-8239,
ALopezJr@cityofsacramento.org

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

4. North Sacramento School Landmark Nomination (M23-010) (Noticed 10/20/2023)

Location: 670 Dixieanne Avenue, APN: 275-0102-017-0000, 275-0102-018-0000, 275-0102-020-0000 (District 2, Represented by Councilmember Loloee)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15308-Maintenance, Restoration, Enhancement, or Protection Projects); and **Item B.** Preservation Director review of historic landmark nomination for the North Sacramento School and forward to the Preservation Commission for review.

Contact: Henry Feuss, Associate Planner, 916-808-5880, HFeuss@cityofsacramento.org

Action of the Preservation Director: statement of nomination approved subject to conditions of approval, based on findings of fact, and to be forwarded to the Preservation Commission for review and approval.

5. 1716 T Street Tentative Map (Z23-061) (Noticed 10/20/2023)

Location: 1716 T St, APN: 009-0155-007-0000 (District 4, Represented by Councilmember Valenzuela)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Map to divide one (1) 0.15-acre lot into three (3) lots within the Multi-Unit Dwelling (R-3A-SPD) Zone and Central City Special Planning District (SPD); and **Item C.** Site Plan and Design Review of the tentative parcel map.

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

Item withdrawn to be renoticed.

6. 6825 Bender Court Senior Residential Care Facility (Z23-021) (Noticed 10/06/2023) [Continued from 10/19/23]

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

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