

# 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 February 09, 2023**  
**1:00 p.m.**

### Join this meeting via Zoom

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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. 2217-2219 H Street Lot Split (Z22-038) (Noticed 1/30/2023)**

**Location:** 2219 H St, APN: 003-0184-016-0000 (District 4, Represented by Councilmember Valenzuela)

**Entitlements:** **Item A.** Environmental exemption per CEQA Guidelines sections 15315 (Minor Land Divisions) and 15332 (In-Fill Development); **Item B.** A Tentative Map to subdivide a 6,485 square foot parcel into two lots in the Multi-Unit Dwelling (R-3ASPD) zone, the Central City Special Planning District (SPD), and the Boulevard Park Historic District; and **Item C.** Site Plan and Design Review of the tentative map layout with deviations to lot depth.

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

[Staff Report – 2217-2219 H Street Lot Split \(Z22-038\)](#)

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

**2. 3400 N Street Garage (DR22-197) (Noticed 1/30/2023)**

**Location:** 3400 N St, APN: 007-0224-001-0000 (District 4, Represented by the Mayor's Office)

**Entitlements:** **Item A.** Environmental Determination: Exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section Number 15301, Existing Facilities; and **Item B.** Site Plan and Design Review to remodel existing garage with a deviation to increase the height on a 0.12-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.

**Contact:** Armando Lopez, Associate AIA, 916-808-8239,  
[ALopezJr@cityofsacramento.org](mailto:ALopezJr@cityofsacramento.org)

[Staff Report – 3400 N Street Garage \(DR22-197\)](#)

**Action of the Design Director: project denied based on findings of fact.**