

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 March 23, 2023
1:00 p.m.

Join this meeting via Zoom

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Each agenda item includes a link to download a staff report.

Errata Items

Information received after publication of the agenda and staff reports, if any, is available for download at the link below (see 'Agenda for Upcoming Meetings'):

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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 at least 48 hours prior to the meeting.

1. Catalonia Palms Assisted Living Facility (P19-019) (Noticed 3/10/2023)

Location: 245 Eleanor Avenue, APN: 263-0110-036-0000 (District 2, Represented by Councilmember Loloee)

Entitlements: **Item A.** Environmental exemption per CEQA Guidelines sections 15332 (In-Fill Development); **Item B.** Conditional Use Permit to establish a Residential Care Facility on a 2.3-acre site in the Single-Unit or Duplex Dwelling zone (R-1A) ; and **Item C.** Site Plan and Design Review to construct a new 20,349-square-foot building with deviations to exceed the maximum allowed wall height and to locate wall/fencing in the front-yard setback area.

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

Staff Report – Catalonia Palms Assisted Living Facility (P19-019)

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

2. 2612 27th Street Residential Development (Z22-042) (Noticed 3/10/2023)

Location: 2612 27th St, APN: 010-0288-013-0000 (District 7, Represented by Councilmember Jennings)

Entitlements: **Item A.** Environmental exemption per CEQA Guidelines sections 15332 (In-Fill Development); **Item B.** Tentative Map to subdivide one parcel into three parcels in the Multi-Unit Dwelling Zone (R-4) on a 0.19-gross acre parcel; and **Item C** Site Pan and Design Review for the construction of two single-unit dwellings and map with deviations to minimum lot size and depth.

Contact: Angel Anguiano, Associate Planner, 916-808-5519,
AAnguiano@cityofsacramento.org

Staff Report –2612 27th Street Residential Development (Z22-042)

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

3. Sanchez Tentative Map (Z22-043) (Noticed 3/10/2023)

Location: 4941 Martin Luther King Jr Blvd, APN: 022-0031-012-0000 (District 5, Represented by Councilmember Maple)

Entitlements: **Item A.** Environmental exemption per CEQA Guidelines sections 15332 (In-Fill Development); **Item B.** Tentative Map to subdivide one parcel into two parcels in the Single-Unit Dwelling Zone (R-1) on a 0.25-gross acre parcel; and **Item C** Site Pan and Design Review of the map with deviations to minimum lot size and depth.

Contact: : Angel Anguiano, Associate Planner, 916-808-5519,
AAnguiano@cityofsacramento.org

Staff Report –Sanchez Tentative Map (Z22-043)

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