

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 August 24, 2023
1:00 p.m.

Join this meeting via Zoom

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1. 22J Apartments (DR23-053) (Noticed 7/21/2023) [Continued from 8/03/2023]

Location: 2130 J Street, APN: 007-0091-011-0000 (District 4, Represented by Councilmember Valenzuela)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-In-Fill Development); **Item B.** Site Plan and Design Review to construct a seven-story, mixed-use development with a deviation to multi-unit open space standards on a 0.29-acre property within the General Commercial (C-2-SPD) zone and Central City Special Planning District (SPD); and **Item C.** Tree Permit for non-standard pruning of six City trees and one Private-Protected tree.

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

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

2. 76 Gas Station Expansion (P21-043) (Noticed 8/11/2023)

Location: 2901 65th Street, APN: 015-0031-043-0000 (District 6, Represented by Councilmember Guerra)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-In-Fill Development); **Item B.** Conditional Use Permit to enlarge a nonconforming use (convenience store); and **Item C.** Site Plan and Design Review of a 900-square-foot expansion in the General Commercial (C-2-TO) zone and Transit Overlay on an approximately 0.43-acre parcel.

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

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