

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 September 21, 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 at least 48 hours prior to the meeting.

1. 4th Avenue Tentative Parcel Map (Z22-065) (Noticed 9/08/2023)

Location: Western Terminus of the 4th Avenue near 5th Street, APN: 012-0151-049-0000 (District 4,7 Represented by Councilmembers Valenzuela, Jennings)

Entitlements: **Item A.** Environmental Exemption (15315-Minor Land Divisions);

Item B. Tentative Parcel Map to subdivide one 0.41-acre onto three lots within the Single-Unit Dwelling (R-1) zone; and **Item C.** Site Plan and Design Review of the Tentative Parcel Map with deviations to lot depth development standards and for the creation of parcels without public street frontage. There is no proposed construction with this request.

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

DAbbes@cityofsacramento.org

Action of the Zoning Administrator: project continued to a date uncertain to be re-noticed.

2. 1318 Chinatown Alley Duplex and ADUs (PB23-018) (Noticed 9/08/2023)

Location: 1318 Chinatown Alley, APN: 002-0084-015-0000 (District 4, Represented by Councilmember Valenzuela)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion of Small Structures; 15332-In Fill Development); and **Item B.** Site Plan and Design Review for the modification of a previously approved project (Z20-094) to construct a 1124-square-foot duplex, two attached 577-square-foot accessory dwelling units, and two attached 353-366-square-foot garages fronting Chinatown Alley with a proposed deviation from the rear-yard setback of 14 feet.

Contact: Henry Feuss, Assistant Planner, 916-808-5880,

HFeuss@cityofsacramento.org

Item withdrawn to be re-noticed.

**3. 1024 Los Robles Boulevard TPM SPDR (Z22-089) (Noticed 9/01/2023)
[Continued from 9/14/23]**

Location: 1024 Los Robles Blvd, APN: 251-0252-028-0000 (District 2, Represented by Councilmember Loloee)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303- New Construction or Conversion of Small Structures; 15315- Minor Land Divisions); **Item B.** Tentative Parcel Map to split one 0.25-acre parcel into two lots within the Single-Unit Dwelling (R-1) zone; and **Item C.** Site Plan and Design Review of the Tentative Parcel Map with deviations to reduce the minimum required lot width and lot size and for the conversion of an existing detached garage into a residential unit.

Contact: Jose Quintanilla, Associate Planner, 916-808-5879,

JQuintanilla@cityofsacramento.org

Item continued to September 28, 2023.

4. Pela Place Development (Z23-028) (Noticed 9/08/2023)

Location: 4428 Austin Street, APN: 237-0390-003-0000, -004 (District 1, Represented by Councilmember Kaplan)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-In-Fill Development); **Item B.** Tentative Subdivision Map to split 2 parcels measuring a 1.01-acres into seven (7) lots within the Single-Unit Dwelling (R-1) zone ; and **Item C.** Site Plan and Design Review for the construction of 7 2-storhy homes.

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

Item continued to September 28, 2023.