

Minutes

Director Hearing

Published by the
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 28, 2023
1:00 p.m.

Join this meeting via Zoom

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Attendance Assistance

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1. 1024 Los Robles Boulevard TPM SPDR (Z22-089) (Noticed 9/08/2023)

[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

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

2. Pela Place Development (Z23-028) (Noticed 9/08/2023) [Continued from 9/14/23]

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-acre lot 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-story homes.

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

JQuintanilla@cityofsacramento.org

Item continued to October 05, 2023.

3. Delta Bungalows – W Street Housing Community (DR23-064) (Noticed 9/15/2023)

Location: 3141 W St, APN: 010-0253-014-0000, 010-0253-016-0000 (District 5 Represented by Councilmember Maple)

Entitlements: Item A. Environmental Exemption (15332-In-Fill Development); **Item B.** Density Bonus with a concession to waive requirements of the Public Works Department to remove all existing driveways along W Street and reconstruct the frontage improvements matching existing with the provision of one (1) very low income-restricted dwelling units; **Item C.** Site Plan and Design Review for the construction of a multi-unit development consisting of 16 units and 2 accessory dwelling units (reviewed under IR23-118) across two vacant parcels approx. 0.34-acres in the Multi-unit Dwelling Zone (R-4) within the Citywide Design Review Area; and **Item D.** Tree Permit for removal of one private protected tree.

Contact: Armando Lopez Jr, Associate AIA, 916-808-8239,

ALopezJr@cityofsacramento.org

Action of the Zoning Administrator and Acting Design Director: project

approved subject to conditions of approval and based on findings of fact.

4. Curtis Park Preschool (Z22-082) (Noticed 9/15/2023)

Location: 2905 11th Avenue, APN: 013-0383-010-0000 (District 5 Represented by Councilmember Maple)

Entitlements: **Item A.** Environmental Exemption (15301-Existing Facilities); **Item B.** Childcare use in R-1 zoning with exterior modifications; and **Item C.** Exterior modifications to an existing building.

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

Item continued to October 05, 2023.