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Minutes
Director Hearing

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1. 8581 Folsom Boulevard Mixed-Use Development (DR23-187) (Noticed 2/16/2024) [Continued from February 29, 2024]

Location: 8581 Folsom Blvd, APN: 078-0180-030-0000 (District 6 Represented by Councilmember Guerra)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Site Plan and Design Review for the construction of a five-story mixed-use development with 124 multi-unit dwellings, 537-square feet of ground floor commercial, and associated site improvements on a 4.89-acre property within the General Commercial (C-2-SPD) Zone and the Folsom Boulevard East Special Planning District (SPD); and **Item C.** Tree permit for the removal of six (6) private-protected trees.

Contact: Zach Dahla, Associate Planner, 916-808-5584,
ZDahla@cityofsacramento.org

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

2. 16T Mixed-Use Development (DR23-267) (Noticed 2/23/2024)

Location: 2000 16th Street, 1516 T St, and 1514 T St (District 4 Represented by Councilmember Valenzuela)

Entitlements: **Item A.** Exempt per Public Resources Code (PRC) section 21155.4; **Item B.** Site Plan and Design Review to demolish an existing commercial building and construct a 92,297 square foot mixed-use development with 134 affordable multi-unit dwellings, 2,488 square feet of ground floor commercial, and 20 vehicle parking spaces within a five-story on a 0.75-acre site within the General Commercial (C-2-SPD) an Single-Unit and Duplex Dwelling (R-1B-SPD) zones and Central City Special Planning District; and **Item C.** Density Bonus and associated concessions/waivers for a 100 percent affordable housing project with units income restricted to very-low and low-income households..

Contact: Zach Dahla, Associate Planner, 916-808-5584,
ZDahla@cityofsacramento.org

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

3. Bell Triangle (Z23-035) (Noticed 2/23/2024)

Location: 1340 Bell Avenue, APN: 237-0153-001-0000 (District 2 Represented by Mayor Steinberg)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Subdivision Map to subdivide one parcel measuring a total of 1.29 gross acres into six (6) parcels; **Item C.** Tentative Map Design Deviation for a non-standard residential street section; and **Item D.** Site Plan and Design Review of the Tentative Subdivision Map with deviations to required public street frontage, to reduce the minimum required lot size and lot width, and for the construction of six (6) single-unit dwellings.

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

JQuintanilla@cityofsacramento.org

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

4. Northview Early Learning Center CUP Modification (Z23-072) (Noticed 2/23/2024)

Location: 2401 Northview Drive, APN: 274-0234-008-0000 (District 3 Represented by Councilmember Talamantes)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit (CUP) Major Modification of a deemed CUP for one pre-manufactured building on a property containing an existing childcare center on approximately 0.62-acres in the Single Unit or Duplex Dwelling (R-1A) Zone; and **Item C.** Site Plan and Design Review for a proposed 240-square foot pre-manufactured building, new trash enclosure, and related site improvements.

Contact: Deja Harris, Assistant Planner, 916-808-5553,
DNHarris@cityofsacramento.org

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

5. Creative Spaces Preschool Modification (Z23-074) (Noticed 2/23/2024)

Location: 5315 H Street, APN: 004-0323-009-0000 (District 4 Represented by Mayor Steinberg)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Major Modification of a Conditional Use Permit (Z16-034) relating to number of students and outdoor play times for an existing childcare center within the Single-Unit Dwelling (R-1) Zone.

Contact: Sierra Peterson, Associate Planner, 916-808-7181,
SPeterson@cityofsacramento.org

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

6. 3839 Y Street Tentative Map (Z23-101) (Noticed 2/23/2024)

Location: 3839 Y St, APN: 014-0053-029-0000 (District 5 Represented by Councilmember Maple)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Parcel Map to subdivide one 0.21-acre lot into two (2) 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 size and lot width development standards and for the creation of a parcel without public street frontage.

Contact: Daniel Abbes, Associate Planner, 916-808-5873,
DAbbes@cityofsacramento.org

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

7. Costco Warehouse Natomas Signage Amendment (Z24-001) (Noticed 2/23/2024)

Location: 3881 E Commerce Way, APN: 225-2300-031-0000 (District 3 Represented by Councilmember Talamantes)

Entitlements: Item A. Previously Certified Environmental Impact Report; and **Item B.** Planned Unit Development (PUD) Guidelines Amendment related to signage for large retail stores over 100,000 square feet in Quadrant C of the Natomas Crossing Area #3 PUD.

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

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