

**DIRECTOR(S)**

**Bruce Monighan**, Design Director,  
**Sean de Courcy**, Preservation Director  
**Kevin Colin**, Zoning Administrator

**CITY STAFF**

**Jordyn Tanaka**, Administrative Technician

**Minutes**  
**Director Hearing**

Published by the  
Community Development Department  
(916) 264-5011

**Thursday November 21, 2024**  
**1:00 p.m.**

Join this meeting via Zoom

<https://cityofsacramento-org.zoom.us/j/87859833485?pwd=eVlISzZxckhBVUNnb1Zwb0xBejJnZz09>

Call In: US: +1-669-900-6833

[International Numbers](#)

Webinar ID: 878 5983 3485

Access Code: 198541 (\*195841# for call in attendees)

Public Participation Instructions: Click the link below

<https://www.cityofsacramento.gov/community-development/meetings-and-hearings/director-hearings>

How to Submit Written Comments

Written comments may be emailed to the planner associated with the agenda item of interest. See agenda below for planner email address.

Staff Reports

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'):

<https://www.cityofsacramento.gov/community-development/meetings-and-hearings/director-hearings>

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](mailto:commissionsubmit@cityofsacramento.org) at least 48 hours prior to the meeting.

**1. 3324 V Street Tentative Parcel Map and New Alley-Oriented Housing (Z24-036) (Noticed 11/01/2024)[Continued from 11/14/2024]**

Location: 3324 V St; APN: 010-0205-007-0000; (District 5, Represented by Councilmember Maple)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Developments); and **Item B.** Tentative Parcel Map to subdivide one 0.15-acre parcel into three parcels within the Multi-Unit Dwelling (R-4) Zone; and **Item C.** Site Plan and Design Review for the Tentative Parcel Map and the construction of two new single-unit dwellings. The proposal includes Site Plan and Design Review deviations to lot size and lot coverage development standards. The existing residential building along V Street is proposed to remain.

**Contact:** Daniel Abbes, Associate Planner, (916) 808-5873,  
[DAbbes@cityofsacramento.org](mailto:DAbbes@cityofsacramento.org)

**Item continued to 12/05/2024.**

**2. Horizon Townhome Tentative Subdivision Map (Z24-043) (Noticed 11/08/2024)**

Location: 8590 Bruceville Road; APN: 117-0140-001-0000; (District 8, Represented by Councilmember Vang)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Developments); **Item B.** Tentative Subdivision Map to subdivide one ± 0.57-gross acre parcel into 10 parcels in the Multi-Unit Dwelling (R-2B) Zone and **Item C.** Site Plan and Design Review of the map with deviations to minimum lot size, depth, front, and rear-yard setbacks, maximum lot coverage, and to create lots without 20-feet of public street frontage.

**Contact:** Angel Anguiano, Associate Planner, (916) 808-5519,  
[AAnguiano@cityofsacramento.org](mailto:AAnguiano@cityofsacramento.org)

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

**3. 1330 Florin Road Tentative Map (Z24-054) (Noticed 11/08/2024)**

Location: 1330 Florin Rd; APN: 031-0620-002-0000; (District 7, Represented by Councilmember Jennings)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Division); **Item B.** Tentative Parcel Map to subdivide one ±2.73-gross acre parcel into two parcels in the Office Business (OB-R-EA-2) Zone; and **Item C.** Site Plan and Design Review of the tentative parcel map.

**Contact:** Angel Anguiano, Associate Planner, (916) 808-5519,  
[AAnguiano@cityofsacramento.org](mailto:AAnguiano@cityofsacramento.org)

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

**4. 5720 Alder Avenue – Cannabis Production CUP (Z24-073) (Noticed 11/08/2024)**

Location: 5720 Alder Ave; APN: 062-0080-033-0000; (District 6, Represented by Councilmember Guerra)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit to establish cannabis production (cultivation), within an existing 28,000-square-foot building, on a 1.64-acre developed parcel in the Heavy Industrial (M-2S) Zone.

**Contact:** Robert W Williams, Associate Planner, (916) 808-7686,  
[RWWilliams@cityofsacramento.org](mailto:RWWilliams@cityofsacramento.org)

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

**5. McClellan Heights Townhomes (Z24-079) (Noticed 11/08/2024)**

Location: 2330-2336 Bell Avenue; APN: 238-0140-012-000, -037-000, -038-000; (District 2, Represented by Councilmember Thao)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Developments); and **Item B.** Tentative Subdivision Map Time Extension of a previously approved tentative subdivision map (Z20-056) to subdivide 1.29 acres into 21 residential parcels in the Residential Mixed-use (RMX-SPD) Zone within the McClellan Heights and Parker Homes Special Planning District; and **Item C.** Site Plan and Design Review Time Extension of a previously approved site plan and design review (Z20-056) for the construction of 21 new attached residential units in the Residential Mixed Use (RMX-SPD) zone within the McClellan Heights and Parker Homes Special Planning District.

**Contact:** Kevin Valente, Assigned Planner, (916) 372-6100,  
[KValente@raneymanagement.com](mailto:KValente@raneymanagement.com)

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