

DIRECTOR(S)

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Minutes
Director Hearing

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(916) 264-5011

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1. Costco Fuel Facility Reverse Flow (Z21-129) (Noticed 3/29/2024)

Location: 1601 Expo Parkway, APN: 275-0310-024-0000 & -078-0000 (District 2, Represented by Mayor Steinberg)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15311-Accessory Structures); **Item B.** Major Modification of a Deemed Conditional Use Permit to expand and reconfigure the queuing of an existing fuel facility on a ±3.73-acre site in the General commercial (C-2-LI) Zone and Labor Intensive (-LI) overlay; **Item C.** Site Plan and Design Review of the Site improvements associated with the reconfiguration and expansion of the existing fuel facility; and **Item D.** Tree Permit for the removal of one (1) private protected tree.

Contact: Zach Dahla, Associate planner, 916-808-5584,

ZDahla@cityofsacramento.org

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

2. 860 Arden Chevron CUP Major Modification (Z23-078) (Noticed 3/29/2024)

Location: 860 Arden Way, APN: 277-0134-021-0000 (District 2, Represented by Mayor Steinberg)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Major Modification of a previously approved Conditional Use Permit (CUP) (P13-015, Z15-018, Z17-107) to change from ABC Type 20 License (Beer/Wine) to ABC Type 21 License (Spirits) for an existing convenience store.

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

JQuintanilla@cityofsacramento.org

Action of the Zoning Administrator: project denied based on findings of fact.

3. Duckhorn Drive Tentative Map (Z23-085) (Noticed 3/29/2024)

Location: 4100 Duckhorn Dr, APN: 225-0310-034-0000 (District 1, Represented by Councilmember Kaplan)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions; **Item B.** Tentative Parcel Map to subdivide one (1) approximately 22.69-acre parcel, developed with an existing vocational school into two (2) parcels in the Employment Center (EC-50-PUD) Zone and within the Cambay West and Gateway West Planned Unit Development; and **Item C.** Site Plan and Design Review for the map layout.

Contact: Deja Harris, Assistant planner, 916-808-5553,

DNHarris@cityofsacramento.org

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

4. 2529 27th (Z23-086) (Noticed 3/29/2024)

Location: 2529 27th Street, APN: 010-0242-010-0000 (District 7, Represented by Councilmember Jennings)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Parcel Map to subdivide one (1) 0.15-acre parcel into two (2) parcels. And **Item C.** Site Plan and Design Review of the map with deviations to minimum lot depth, in the Multi-Unit Dwelling (R-4) Zone.

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 and based on findings of fact.

5. 3001 26th Avenue (Z23-090) (Noticed 3/29/2024)

Location: 3001 26th Ave, APN: 019-0161-057-0000 (District 5, Represented by Councilmember Maple)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Parcel Map to subdivide a 0.3-acre parcel into two (2) parcels; and **Item C.** Site Plan and Design Review of the tentative map with deviations to minimum lot width in the Single-Unit Dwelling (R-1) Zone.

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 and based on findings of fact.