

DIRECTOR(S)

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Minutes
Director Hearing

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

Thursday April 18, 2024
1:00 p.m.

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1. American River One (DR22-238) (Noticed 4/05/2024)

Location: 500 Bercut Drive, APN: 001-0181-016-0000, 001-0181-017-0000 (District 4, Represented by Mayor Steinberg)

Entitlements: **Item A.** Environmental Determination: Statutorily Exempt (Per CEQA 21155.4-Transit Priority-Project); **Item B.** Site Plan and Design Review to construct a mixed-use-high-rise development with deviations on a 3.06-acre project site within the General Commercial (C-2-SPD) Zone and River District Special Planning District (SPD); and **Item C.** Tree Permit for the removal of Private Protected Trees and City Protected Trees.

Contact: Armando Lopez, Associate AIA, 916-808-8239,
ALopezJr@cityofsacramento.org

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

2. 18th Ave Duplex (DR23-013) (Noticed 4/05/2024)

Location: 6861 18th Ave, APN: 021-0171-070-0000 (District 6, Represented by Councilmember Guerra)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion of Small Structures, 15332-Infill Development); **Item B.** Site Plan and Design Review to construct a duplex on an approximately 0.35-acre parcel in the Single-Unit Dwelling (R-1) Zone within the Citywide Design Review; and **Item C.** Tree permit to remove two private protected trees.

Contact: Sarah Scott, Assistant Planner, 916-808-2688,
SScott@cityofsacramento.org

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

3. 3rd Avenue Apartments (DR23-031) (Noticed 4/05/2024)

Location: APN: 010-0364-025-0000 (District 5, Represented by Councilmember Kaplan)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Site Plan and Design Review for the construction of a multi-unit dwelling building consisting of five dwelling units on an approximately 0.13-acre triangular vacant lot located in the Multi-Unit Dwelling (R-4) Zone within the Citywide Design Review Area; and **Item C.** Tree Permit for removal of three (3) City Trees.

Contact: Armando Lopez, Associate AIA, 916-808-8239,
ALopez@cityofsacramento.org

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

4. **Tobacco Sales CUP for Westin Sacramento Hotel (Z24-003) (Noticed 4/05/2024)**
Location: 4800 Riverside Blvd, APN: 016-0360-003-0000 (District 7, Represented by Councilmember Jennings)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Conditional Use Permit to establish retail tobacco (cigar) sales within a hotel common area located within the General Commercial (C-2) Zone.

Contact: Danny Abbes, Associate planner, 916-808-5873,
DAbbes@cityofsacramento.org

Item continued to April 25, 2024.