Thursday June 20, 2024
1:00 p.m.

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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’):

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 at least 48 hours prior to the meeting.
1. **12E Housing Development (DR23-096) (Noticed 6/10/2024)**

   **Location:** 424 12th Street & 1117 E Street, APN: 002-0115-013-0000 & -014-000; (District 4, Represented by Councilmember Valenzuela)

   **Entitlements:**
   - **Item A.** Environmental Exemption (Per Public Resources Code (PRC) section 21155.4);
   - **Item B.** Site Plan and Design Review of a three-story, 60,366-square foot housing development with 132 multi-unit dwellings on a 0.59-acre property within the General Commercial (C-2-SPD) Zone and the Central City Special Planning District;
   - **Item C.** Density Bonus and associated concessions/waivers for a housing development with 24 percent of total units (8 units) income restricted to lower income households; and
   - **Item D.** Tree Permit for the removal of three 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.


   **Location:** 3246 Kroy Way; APN: 015-0083-016-0000; (District 6, Represented by Councilmember Guerra)

   **Entitlements:**
   - **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion of Small Structures and 15332-Infill Development Projects);
   - **Item B.** Site Plan and Design Review to construct a new single-dwelling unit and one attached ADU with a deviation for rear-yard setback on a 0.19-acre lot in the Single-Unit Dwelling (R-1) Zone within the Citywide Design Review Area.

   **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.


   **Location:** 2816 D Street; APN: 003-0230-004-0000, 003-0230-005-0000, 003-0230-006-0000, 003-0230-007-0000; (District 4, Represented by Councilmember Valenzuela)

   **Entitlements:**
   - **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects);
   - **Item B.** Site Plan and Design Review to construct four single-unit dwellings across four contiguous parcels with deviations for bulk control and lot coverage across approximately 0.29-acres in the Multi-Unit Dwelling (R-3A-SPD) Zone within the Central City Special Planning District and Alhambra Corridor Design Review Area.

   **Contact:** Armando Lopez Jr, 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.
4. **700 J Street Hotel Conversion (PB24-002) (Noticed 6/10/2024)**
   **Location:** 700 J St; APN: 006-0094-003-0000; (District 4, Represented by
   Councilmember Valenzuela)
   **Entitlements:** Item A. Environmental Exemption (Per CEQA 15301-Existing
   Facilities); Item B. Site Plan and Design Review to convert an existing office building
   on a 0.31-acre parcel within the Central Business (C-3-SPD) Zone and the Central
   Core Design Review area into a 107-key hotel and restaurant with a proposed
   deviation from off-street loading requirements. The building is a landmark and
   contributing resource to the Merchant Street Historic district.
   **Contact:** Henry Feuss, Preservation Planner, 916-808-5880,
   HFeuss@cityofsacramento.org
   
   **Item continued to July 18, 2024.**

5. **1601 Wentworth Avenue Tentative Parcel Map and New House (Z23-003)**
   (Noticed 6/10/2024)
   **Location:** 1601 Wentworth Ave; APN: 017-0142-010-0000; (District 7, Represented
   by Councilmember Jennings)
   **Entitlements:** Item A. Environmental Exemption (Per CEQA 15315-Minor Land
   Divisions, 15301-Existing Facilities, and 15303-New Construction or Conversion of
   Small Structures); Item B. Tentative Parcel Map to subdivide a 0.30-acre lot into two
   lots within the Single-Unit Residential (R-1-EA-4) Zone; and Item C. Site Plan and
   Design Review for the Tentative Parcel Map with a deviation to lot width
   development standard and for the construction of a new dwelling unit. The existing
   house is proposed to be demolished (IR22-016).
   **Contact:** Daniel Abbes, Associate Planner, 916-808-5873,
   DAbbes@cityofsacramento.org
   
   **Item continued to June 27, 2024.**

6. **2900 29th Avenue Childcare Center (Z24-010) (Noticed 6/10/2024)**
   **Location:** 2900 29th Ave; APN: 019-0221-035-0000; (District 5, Represented by
   Councilmember Maple)
   **Entitlements:** Item A. Environmental Exemption (Per CEQA 15301-Existing
   Facilities); Item B. Conditional Use Permit to convert an existing church into a
   childcare center on a 0.9-acre site within the Single-Unit Dwelling (R-1-EA-4) Zone.
   There are no proposed physical changes to the site or building.
   **Contact:** Daniel Abbes, Associate Planner, 916-808-5873,
   DAbbes@cityofsacramento.org
   
   **Item continued to June 27, 2024**
7. **Sample Alley Tentative Map (Z24-017) (Noticed 6/10/2024)**  
   **Location:** 3552 and 3548 Folsom Boulevard; APN: 007-0302-004-0000 and 007-0302-003-0000; (District 4, Represented by Mayor Steinberg)  
   **Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15305-Minor Alterations to Land Use); **Item B.** Tentative Map to subdivide a 0.28-acre parcel property within the Single-Unit Dwelling (R-1) Zone; and **Item C.** Site Plan and Design Review of the tentative map layout.  
   **Contact:** Sierra Peterson, Associate Planner, 916-808-7181, SPeterson@cityofsacramento.org

**Item continued to July 11, 2024.**