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Minutes
Director Hearing

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(916) 264-5011

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

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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.

2. The Kroy Home (DR23-277) (Noticed 6/10/2024)

Location: 3246 Kroy Way; APN: 015-0083-016-00000; (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.

3. Democracy Alley Residences (DR23-285) (Noticed 6/10/2024)

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.