Thursday June 27, 2024
1:00 p.m.

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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’):

Attendance Assistance
If you have general questions or require special assistance to participate in the meeting, call (916) 264-5011 or email commissionsubmit@cityofsacramento.org at least 48 hours prior to the meeting.
1. 700 J Street Hotel Conversion (PB24-002) ( Noticed 6/10/2024) [Continued from 6/20/2024]
   **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.**

2. 1601 Wentworth Avenue Tentative Parcel Map and New House (Z23-003) (Noticed 6/10/2024) [Continued from 6/20/2024]
   **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

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

3. 2900 29th Avenue Childcare Center (Z24-010) (Noticed 6/10/2024) [Continued from 6/20/2024]
   **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 withdrawn to be renoticed.**
4. 6240 Freeport Boulevard (Z23-047) (Noticed 6/14/2024)
   **Location:** 6240 Folsom Boulevard; APN: 035-0084-040--0000; (District 5, Represented by Councilmember Maple)
   **Entitlements:** Item A. Environmental Exemption (Per CEQA 15332-Infill Development); Item B. Conditional Use Permit (CUP) to sell tobacco products within a ±3,799-square foot gas station convenience store within the General Commercial (C-2-EA-4) Zone.
   **Contact:** Angel Anguiano, Associate Planner, 916-808-5519, AAnguiano@cityofsacramento.org

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

5. Heartlands Wellness Center (Z24-012) (Noticed 6/14/2024)
   **Location:** 811 Grand Avenue; APN: 251-0051-024-0000; (District 2, Represented by Councilmember Thao)
   **Entitlements:** Item A. Environmental Exemption (Per CEQA 15301-Existing Facilities); Item B. Conditional Use Permit (CUP) Major Modification to expand an existing medical care clinic, on an approximately 2.46-acre parcel in the General commercial (C-2) Zone and Single-Unit Dwelling (R-1) Zone; and Item C. Site Plan and Design Review for the construction of a 2,678-square foot addition and related site improvements.
   **Contact:** Deja Harris, Associate 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.