

**DIRECTOR(S)**

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**Minutes**  
**Director Hearing**

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

**Thursday September 05, 2024**  
**1:00 p.m.**

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**1. 2411 C Street Tentative Map (Z24-044) (Noticed 8/02/2024) [Continued from 8/15/2024]**

**Location:** 2411 C St; APN: 003-0091-016-0000; (District 4, Represented by Councilmember Valenzuela)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Map to subdivide a 0.15 acre lot into two lots within the Single Unit or Duplex Dwelling (R 1B SPD) zone and the Central City Special Planning District (SPD); and **Item C.** Site Plan and Design Review of the tentative map and requested deviation for the rear yard setback.

**Contact:** Sierra Peterson, Associate Planner, 916-808-7181, [SPeterson@cityofsacramento.org](mailto:SPeterson@cityofsacramento.org)

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

**2. 1905 Roanoke Avenue Rear Addition (DR24-172) (Noticed 8/23/2024)**

**Location:** 1905 Roanoke Ave; APN: 252-0123-002-0000; (District 2, Represented by Councilmember Thao)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities; 15332-Infill Development Projects); **Item B.** Site Plan and Design Review for a rear home addition to a single-unit dwelling with a deviation into the rear yard setback on a 0.14-acre parcel in the Single Unit Dwelling Zone (R-1) within the Citywide Design Review Area.

**Contact:** Armando Lopez Jr, Urban Design Planner, 916-808-8239, [ALopezJr@cityofsacramento.org](mailto:ALopezJr@cityofsacramento.org)

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

**3. Statement of Nomination Associated with Amending the Boundaries of the R Street Historic District (M24-007) (Noticed 8/26/2024)**

**Location:** R street Historic District; (District 4, Represented by Councilmember Valenzuela)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15308-Actions that are taken to assure maintenance, restoration, enhancement or protection of the environment); **Item B.** Review the Statement of Nomination to amend the boundaries of the R Street Historic District to be consistent with historic resource evaluations for the district and forward to the Preservation Commission with a recommendation of approval.

**Contact:** Henry Feuss, Preservation Planner, 916-808-5880, [HFeuss@cityofsacramento.org](mailto:HFeuss@cityofsacramento.org)

**Action of the Preservation Director: project forwarded to the Preservation Commission with a recommendation of approval.**

**4. 2708 T Street Duplexes (Z24-027) (Noticed 8/23/2024)**

**Location:** 2708 T Street; APN: 010-0127-005-0000; (District 4, Represented by Councilmember Valenzuela)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Map to subdivide one, 0.15 acre lot into four lots within the Multi Unit Dwelling (R 3A SPD) zone, the Central City Special Planning District (SPD), and the Newtown Booth historic district; and **Item C.** Site Plan and Design Review for the review of the tentative map and construction of two duplexes and four accessory dwelling units (ADUs).

**Contact:** Sierra Peterson, Associate Planner, 916-808-7181, [SPeterson@cityofsacramento.org](mailto:SPeterson@cityofsacramento.org)

**Item continued to a date uncertain to be re-noticed.**

**5. 3242 X Street Tentative Parcel Map and Housing (Z24-031) (Noticed 8/23/2024)**

**Location:** 3242 X St; APN: 010-0263-008-0000; (District 5, Represented by Councilmember Maple)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Parcel Map to subdivide one 0.14-acre parcel into four parcels within the Multi-Unit Dwelling (R-4) Zone; and **Item C.** Site Plan and Design Review to review the Tentative Parcel Map and the construction of two half-plex dwelling structures. The request requires deviations to lot size and lot depth development standards.

**Contact:** Danny Abbes, Associate Planner, 916-808-5873, [DAbbes@cityofsacramento.org](mailto:DAbbes@cityofsacramento.org)

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