

# Minutes

## Director Hearing

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Community Development Department  
(916) 264-5011

### DIRECTOR(S)

**Bruce Monighan**, Design Director,  
**Sean de Courcy**, Preservation Director  
**Kevin Colin**, Zoning Administrator

### CITY STAFF

**Jordyn Tanaka**, Administrative Technician

**Thursday January 09, 2025**  
**1:00 p.m.**

Join this meeting via Zoom

<https://cityofsacramento-org.zoom.us/j/82732542678?pwd=7CuPk2w882YMnPB5lfszz6YqbRA7KX.1>

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Webinar ID: 827 3254 2678

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### Errata Items

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### 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](mailto:commissionsubmit@cityofsacramento.org) at least 48 hours prior to the meeting.

**1. Royal Residence (DR23-263) (Noticed 12/27/2024)**

Location: 2701 23<sup>rd</sup> Street; APN: 010-0346-001-0000; (District 7, Represented by Councilmember Jennings)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Structures); and **Item B.** Site Plan and Design Review to construct an addition with deviations for bulk control and street side yard setback on a 0.1-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review District.

**Contact:** Sarah Scott, Assistant Planner, (916) 808-2688,  
[SScott@cityofsacramento.org](mailto:SScott@cityofsacramento.org)

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

**2. 3216 Northgate Blvd (Z23-027) (Noticed 12/27/2024)**

Location: 3216 Northgate Blvd; APN: 262-0030-014-0000; (District 3, Represented by Councilmember Talamantes)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Conditional Use Permit for a commercial development on a ±1.78-net acre site in the Residential Mixed Use (RMX-SPD) Zone within the Northgate Boulevard special Planning District; and **Item C.** Site Plan and Design Review of two new commercial buildings totaling 16,000-square feet and an outdoor storage are measuring 6,000-square feet (total of 22,000-square feet) with a deviation to exceed the maximum allowed front and street side-yard setbacks.

**Contact:** Jose Quintanilla, Associate Planner, (916) 808-5879,  
[JQuintanilla@cityofsacramento.org](mailto:JQuintanilla@cityofsacramento.org)

**Item continued to January 16, 2025.**

**3. 505 Morey Avenue Time Extension (Z24-092) (Noticed 12/27/2024)**

Location: 505 Morey Ave; APN: 250-0083-022-0000; (District 2, Represented by Councilmember Dickinson)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Parcel Map Time Extension for two years (November 18, 2026) of a previously approved map (Z21-079) to subdivide a ± 0.28-acre into two lots and construct two new single-unit dwellings with a deviation to reduce lot depth requirement; and **Item C.** Site Plan and Design Review Time Extension for two years of the previously approved Site Plan and Design Review of the map and the two dwellings with a deviation to exceed the paving requirement in the Single-Unit Dwelling (R-1) Zone.

**Contact:** Jose Quintanilla, Associate Planner, (916) 808-5879,  
[JQuintanilla@cityofsacramento.org](mailto:JQuintanilla@cityofsacramento.org)

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