

DIRECTOR(S)

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Minutes
Director Hearing

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(916) 264-5011

Thursday November 13, 2025
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1. 251 Richards Blvd. Fencing (DR25-150) (Noticed 10/31/2025)

Location: 251 Richards Blvd; APN(s): 001-0182-005-0000; (District 4)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities, 15311-Accessory Structures); and **Item B.** Site Plan and Design Review to propose perimeter fencing with two (2) vehicle gates along the front property on a 2.1-acre parcel in the Office Business Low-Rise Mixed-Use Zone (OB-SPD) within the River District Design Review District.

Contact: Armando Lopez Jr, Associate Architect, (916) 808-8239,
ALopezJr@cityofsacramento.org

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

2. Russell @ Truxel Residential Project (P22-042) (Noticed 10/31/2025)

Location: 3625 Fong Ranch Road; APN(s): 225-0170-064-0000; (District 3)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15183-Projects Consistency with the 2040 General Plan MEIR); **Item B.** Tentative Map to subdivide a vacant 17.39-acre parcel into 100 **single-unit dwelling** lots, 1 multi-unit dwelling lot, and 1 lot for detention basin; **Item C.** Tentative Map Deviation to allow non-standard residential street sections, elbows, intersection spacing, and street centerline radii; **Item D.** Density Bonus Agreement for the provision of income-restricted units, with concessions to minimum front-yard, street side-yard, and rear-yard setback requirements and waivers to parking lot tree shading requirements and driveway length and spacing standards to construct the project as proposed; **Item E.** Site Plan and Design Review for review of the Tentative Subdivision Map and the construction of a 119-unit, income restricted apartment development and 100 detached, single-unit dwellings on a vacant 17.39-acre site.

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

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

3. Victorian District Duplex (PB25-024) (Noticed 10/31/2025)

Location: 2519 Victorian Aly; APN(s): 010-0173-027-0000; (District 4)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B.** Site Plan and Design Review to construct two primary units and two ADU's on a 0.088-acre lot in the Single-Unit Dwelling (R-1B-SPD) Zone within the Central City Design Review Area and the Newton Booth Historic District; and **Item C.** Tree Permit to remove one (1) Private Protected Tree.

Contact: Whitney Johnson, Assistant Planner, (916) 808-8947,
WJohnson@cityofsacramento.org

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

4. Vinci Avenue Tentative Map (Z23-060) (Noticed 10/31/2025)

Location: 1007 Vinci Ave; APN(s): 226-0080-035-0000; (District 2)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill

Development); **Item B.** Tentative Subdivision Map to subdivide one ±2.12-acre parcel, developed with an existing single-unit dwelling into nine parcels in the Single-Unit Dwelling (R-1) Zone; **Item C.** Site Plan and Design Review for review of the tentative map layout with a deviation to lot width, lot depth, and lot size requirements in the Single-Unit Dwelling (R-1) Zone; and **Item D.** Tree Permit for the removal of two (2) Private Protected Trees.

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.