

**DIRECTOR(S)**

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**Sean de Courcy**, Preservation Director  
**Kevin Colin**, Zoning Administrator

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**Jordyn Tanaka**, Administrative Technician

**Minutes**  
**Director Hearing**

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

**Thursday December 11, 2025**  
**1:00 p.m.**

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**1. Collins Residence (DR25-106) (Noticed 11/28/2025)**

Location: 4917 T Street; APN(s): 011-0133-003-000; (District 6)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities and 15303. New Construction or Conversion of Small Structures); and **Item B.** Site Plan and Design Review to construct an addition with a deviation for bulk control to an existing single-unit dwelling on an approximately 0.17-acre parcel within the Single-Unit Dwelling (R-1) Zone within the Citywide Design Review Area.

**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. Creekside at Woodlake (Z24-066) (Noticed 11/28/2025)**

Location: 1976 Edgewater Road; APN(s): 275-0240-077-0000, 275-0231-011-0000; (District 2)

Entitlements: **Item A.** Environmental Determination: Initial Study/Mitigated Negative Declaration **Item B.** Tentative Subdivision Map to subdivide two parcels measuring ±7.29 gross acres into 34 total lots including 29 residential lots and 5 additional lots for a private driveway, alley, water quality basins, and private open space and landscaping; **Item C.** Site Plan and Design Review of the Tentative Subdivision Map and for the construction of 31 residential units (27 single-unit dwellings and 4 duplex units [2 duplex buildings]) in the Single-Unit Dwelling (R-1) Zone with deviations to bulk control requirements; and **Item D.** Tree Permit for the removal of Private Protected Trees.

**Contact:** Jose Quintanilla, Associate Planner, (916) 808-5879,

[JQuintanilla@cityofsacramento.org](mailto:JQuintanilla@cityofsacramento.org)

**Item continued to December 18, 2025.**

**3. 8151 Fruitridge Road, Cannabis Production CUP Modification (Z24-105) (Noticed 11/28/2025)**

Location: 8151 Fruitridge Rd; APN(s): 061-0010-046-000; (District 6)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Conditional Use Permit Modification of Z18-045 to amend Planning condition of approval #14 regarding the prohibition of generators for cannabis production.

**Contact:** Robert W Williams, Associate Planner, (916) 808-7686,

[RWWilliams@cityofsacramento.org](mailto:RWWilliams@cityofsacramento.org)

**Item continued to December 18, 2025.**

**4. 2412 H Street Tentative Map (Z25-009) (Noticed 11/28/2025)**

Location: 24112 H St; APN(s): 007-0031-005-0000; (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Map to subdivide a 0.15-acre property within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and Boulevard Park Historic District; and **Item C.** Site Plan and Design Review of the tentative map layout with deviations to lot depth and side yard setback.

**Contact:** Sierra Peterson, Associate Planner, (916) 808-7181,

[SPeterson@cityofsacramento.org](mailto:SPeterson@cityofsacramento.org)

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