

**DIRECTOR(S)**

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**Sean de Courcy**, Preservation Director  
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**Minutes**  
**Director Hearing**

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

**Thursday March 06, 2025**  
**1:00 p.m.**

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**1. Crosby Way Tentative Map (Z23-089) (Noticed 1/31/2025) [Continued from 2/13/2025]**

Location: 2731 Crosby Way; APN(s): 266-0271-003-0000 (District 2, represented by Councilmember Dickinson)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Parcel Map to subdivide a vacant 1.02-acre parcel into 2 lots in the Multi-Unit Dwelling (R-2A) Zone; and **Item C.** Site Plan and Design Review for review of the tentative parcel map layout with a deviation to exceed maximum lot depth requirements.

**Contact:** Deja Harris, Associate Planner, (916) 808-5553,  
[DNHarris@cityofsacramento.org](mailto:DNHarris@cityofsacramento.org)

**Item continued to April 17, 2025.**

**2. Victorian Aly (DR24-077) (Noticed 2/21/2025)**

Location: APN(s): 009-0205-025-0000 (District 4, represented by Councilmember Pluckebaum)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); and **Item B.** Site Plan and Design Review for the construction of a duplex dwelling with rear-yard setback deviations on a 0.07-acre lot in the Multi-Unit Dwelling (R-3A-SPD) Zone and Central City Special Planning District.

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

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

**3. Cotton Lane Residential (Z24-058) (Noticed 2/21/2025)**

Location: 7809 Cotton Ln; APN(s): 117-0182-031-0000 (District 8, represented by Councilmember Vang)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Map to subdivide a ±0.75-acres into 12 parcels, with a deviation to street design standards to allow for the construction of a half-street; and **Item C.** Site Plan and Design Review of the Tentative Map and construction of 12 single-unit dwellings and site improvements with deviations to minimum front and interior yard setbacks, minimum lot size and depth, maximum lot coverage, and bulk control in the Single-Unit Dwelling or Duplex Dwelling (R-1A) Zone.

**Contact:** Angel Anguiano, Associate Planner, (916) 808-5519,  
[AAnguiano@cityofsacramento.org](mailto:AAnguiano@cityofsacramento.org)

**Item continued to March 27, 2025.**

**4. Dermatology Pet Care (Z25-002) (Noticed 2/21/2025)**

Location: 1220 25<sup>th</sup> Street; APN(s): 007-0161-012-0000 (District 4, represented by Councilmember Pluckebaum)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Request to establish a veterinary dermatology office within an existing 2,857 square foot medical office building within the Residential Office (RO-SPD) zone and the Central City Special Planning District (SPD). No exterior alterations are proposed.

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

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

**5. 19<sup>th</sup> & Capitol (DR24-207) (Noticed 2/14/2025)[Continued from 2/27/2025]**

Location: 1900 Capitol Avenue; APN(s): 007-0144-020-0000, 007-0144-021-0000 (District 4, represented by Councilmember Pluckebaum)

Entitlements: **Item A.** Environmental Determination qualifies for a statutory exemption pursuant to Public Resources Code (PRC) section 21155.4, which was added to the PRC by SB 743; **Item B.** Site Plan and Design Review to demolish existing building and construct two eight-story buildings with 252 multi-unit dwellings on a 1.18-acre parcel in the General Commercial (C-2-SPD) zone and within the Central City Special Planning District (SPD); and **Item C.** Tree Permit for removal of two Private Protected Trees.

**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.**