

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 March 20, 2025
1:00 p.m.

Join this meeting via Zoom

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1. Marshall School Adaptive Reuse (PB24-017) (Noticed 2/28/2025) [Continued from 3/13/2025]

Location: 2718 G Street; APN(s): 003-0202-001-0000 (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Site Plan and Design Review for the demolition of an accessory structure, adaptive reuse and alterations of a historic resource to convert the building into a residential development consisting of 36 multi-unit dwellings, and construction of 12 duplex dwellings, 10 parking stalls, and associated site improvements with a deviation to minimum garage size standards within the Multi-Unit Dwelling (R-3A-SPD) zone and Central City Special Planning District (SPD); and **Item C.** Tree Permit for the removal of two private-protected trees.

Contact: Karlo Felix, Senior Planner, (916) 808-7183, KFelix@cityofsacramento.org

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

2. Northview Estates Tentative Map (Z23-059) (Noticed 3/07/2025)

Location: 2300 Northview Drive; APN(s): 274-0245-001-0000 (District 3)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Subdivision Map to subdivide one 0.61-gross acre parcel into 11 residential lots and one common area lot (open space and private driveway) in the Multi-Unit Dwelling (R-3-R) zone; **Item C.** Site Plan and Design Review Time Extension for two years, eight months (until March 20, 2028) of the previously approved Site Plan and Design Review for the construction of an 11-unit townhouse development on 0.61-acres of vacant land in the Multi-Unit Dwelling (R-3-R) zone; and **Item D.** Site Plan and Design Review of the Tentative Subdivision Map with deviations to required public street frontage.

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.