

DIRECTOR(S)

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Minutes
Director Hearing

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(916) 264-5011

Thursday May 01, 2025
1:00 p.m.

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1. Custom Residential Triplex (DR24-230) (Noticed 4/18/2025)

Location: Unaddressed, formerly 530 Wilson Avenue, APN(s): 626-0210-021-0000; (District 3)

Entitlements: **Item A.** Exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section Number 15303, New Construction or Conversion of Small Structures and Class 32, Section Number 15332, In-Fill Development; and **Item B.** Request for Site Plan and Design Review to construct three multi-unit dwellings with deviations for driveway width and driveway setback on an approx. 0.14-acre parcel in the Residential Mixed-Use Zone (RMX-SPD) within the Northgate Boulevard Design Review District. Lot split approved under Z21-061.

Contact: Sarah Scott, Assistant Planner, (916) 808-2688,

SScott@cityofsacramento.org

Item continued to May 08, 2025.

2. Panhandle Lot 137 & 138 Setback Deviation (DR25-058) (Noticed 4/18/2025)

Location: APN(s): 225-3300-004-0000; (District 1)

Entitlements: **Item A.** The project is within the scope of the previously certified EIR for the Panhandle Project (P16-013), and by the Panhandle PH180 (Beachfields) PH180 Project (Z22-054); and **Item B.** Site Plan and Design Review to modify the 21.37-acre Panhandle 180 subdivision lots 137 and 138 to reduce the interior setback to 4 feet resulting in a deviation in the Single-Unit or Duplex Dwelling Zone (R-1A-PUD) within the Panhandle Planned Unit Development and the Citywide Design Review Area.

Contact: Armando Lopez Jr, Associate AIA, (916) 808-8239,

ALopezJr@cityofsacramento.org

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

3. 1412 U Street Tentative Map (Z25-008) (Noticed 4/18/2025)

Location: 1412 U St; APN(s): 009-0146-006-0000; (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Division); **Item B.** Tentative Map to split a 0.15-acre parcel into two lots within the Single-Unit and Duplex Dwelling (R-1B-SPD) zone and the Central City Special Planning District (SPD).; and **Item C.** Site Plan and Design Review of the tentative map layout with deviations to lot size, lot depth, and setback standards.

Contact: Zach Dahla, Associate Planner, (916) 808-5584,

ZDahla@cityofsacramento.org

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