

**DIRECTOR(S)**

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**Minutes**  
**Director Hearing**

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

**Thursday May 15, 2025**  
**1:00 p.m.**

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**1. Parks Residence Addition (DR25-026) (Noticed 5/02/2025)**

Location: 3551 Elvas Avenue; APN(s): 004-0021-001-0000; (District 4)  
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities, 15332-Infill Development); **Item B.** Site Plan and Design Review to construct a front addition with a deviation to minimum front-yard setback to an existing single-unit dwelling on a 0.31-acre parcel in the Duplex Dwelling (R-2) Zone and Citywide Design Review District; and **Item C.** Tree Permit for removal of one (1) private protected tree.

**Contact:** Armando Lopez Jr, Associate AIA, (916) 808-8239,  
[ALopezJr@cityofsacramento.org](mailto:ALopezJr@cityofsacramento.org)

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

**2. Clover Workforce Apartments (DR21-183) (Noticed 5/01/2025)**

Location: 7543 Wainscott Way, APN(s): 049-0570-001-0000; (District 8)  
Entitlements: **Item A.** Addendum to the Mitigated Negative Declaration; **Item B.** Site Plan and Design Review of multi-family land use consisting of 348 dwellings located within 11 buildings with a deviation to minimum front-yard setback on 11.4-gross-acres in within the Residential Mixed Use (RMX-TO) and Transit overlay; and **Item C.** Tree Permit for the removal of seven public trees.

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

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

**3. Cabana Townhomes (Z23-081) (Noticed 5/01/2025)**

Location: 6207 Riverside Boulevard; APN(s): 030-0361-002-0000; (District 7)  
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Subdivision Map to subdivide ±0.81-gross-acres into 16 parcels and three common lots within the Multi-Unit Dwelling (R-3) Zone; and **Item C.** Site Plan and Design Review of the tentative map and associated site improvements with deviations to minimum front- and rear-yard setbacks, minimum lot depths, minimum lot size, maximum lot coverage, maximum front-yard paving, and to create lots without 20-feet of public street frontage.

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

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

**4. Sacramento Bee North (Z24-051) (Noticed 5/01/2025)**

Location: 2100 Q Street, APN(s): 007-0324-005-0000; (District 4)

Entitlements: **Item A.** Exempt per Public Resources Code (PRC) section 21155.4;

**Item B.** Tentative Subdivision Map to subdivide ±5.57-acres within the General Commercial (c-2-SPD) Zone and Central City Special Planning District (SPD) into 67 lots which includes one lot for condominium purposes, 60 lots for single-unit dwellings, and six common lots; **Item C.** Site Plan and Design Review to of the tentative map layout, the demolition of an existing building, and construction of 60 single-unit dwellings, 61 multi-unit dwellings, and associated site improvements on a ±5.57-acres site within the C-2-SPD zone and Central City SPD; and **Item D.** Tree Permit for the removal of City trees and Private-Protected trees.

**Contact:** Zach Dahla, Associate Planner, (916) 808-5584,  
[ZDahla@cityofsacramento.org](mailto:ZDahla@cityofsacramento.org)

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

**5. 6534 Benham Way Tentative Parcel Map (Z24-097) (Noticed 5/01/2025)**

Location: 6534 Benham Way; APN(s): 030-0170-006-0000; (District 7)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Parcel Map to subdivide one 1.07-acre vacant lot into two lots within the Single-Unit Dwelling (r-1) Zone. No construction is proposed with this application; and **Item C.** Site Plan and Design Review of the Tentative Parcel Map.

**Contact:** Danny Abbes, Associate Planner, (916) 808-5873,  
[DAbbes@cityofsacramento.org](mailto:DAbbes@cityofsacramento.org)

**Item continued to May 22, 2025.**