

**DIRECTOR(S)**

**Bruce Monighan**, Design Director,  
**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 May 29, 2025**  
**1:00 p.m.**

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**1. 5801, 5811, 5821, 5831 Alder Avenue – Cannabis Production CUP & SPDR (Z24-083) (Noticed 5/19/2025)**

Location: 5801, 5811, 5821, 5831 Alder Avenue; APN(s): 062-0080-010-0000; (District 6)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit to establish cannabis production within four existing 16,000-square-foot buildings, with a proposed addition of 5,402 square feet to connect the two north buildings, for a total of size of 69,402 square feet, on a 3-acre parcel in the Heavy Industrial Zone (M-2S).; and **Item C.** Site Plan and Design Review for the proposed connecting addition and for minor exterior renovations to the existing buildings.

**Contact:** Robert W Williams, Associate Planner, (916) 808-7686,  
[RWWilliams@cityofsacramento.org](mailto:RWWilliams@cityofsacramento.org)

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

**2. Statement of Nomination for African American Experience Properties and New Helvetia Historic District (M23-003) (Noticed 5/19/2025)**

Location:

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15308-actions that are undertaken to assure maintenance, restoration, enhancement, or protection); **Item B.** Review and initiate the Historic Resource Nomination to list 13 individual properties and the New Helvetia Historic District on the Sacramento Register of Historic and Cultural Resources.

**Contact:** Sean de Courcy, Preservation Director, (916) 808-2796,  
[SdeCourcy@cityofsacramento.org](mailto:SdeCourcy@cityofsacramento.org)

**Action of the Preservation Director: Statement of Nomination reviewed and forwarded to the Preservation Commission.**

**3. Delta Shores MDR-10, MDR-11, and MDR-12 (Z24-087) (Noticed 5/19/2025)**

Location: 4971 Michelle Lane; APN(s): 053-0290-008-0000, 053-0290-009-0000, 053-0290-010-0000; (District 8)

Entitlements: **Item A.** Previous Approved Addendum to the Delta Shores Environmental Impact Report and Mitigation Monitoring Reporting Program; **Item B.** Tentative Map to subdivide three parcels totaling 24.07 net acres into 209 parcels within the Single-Unit or Duplex Dwelling Zone (R-1A-PUD) and Delta Shores Planned Unit Development; and **Item C.** Site Plan and Design Review of the tentative map layout and a deviation to minimum lot width standards.

**Contact:** Michael Crampton, Assistant Planner, (916) 808-8951,  
[MCrampton@cityofsacramento.org](mailto:MCrampton@cityofsacramento.org)

**Item continued to a date uncertain.**



**4. 6534 Benham Way Tentative Parcel Map (Z24-097) (Noticed 5/01/2025)  
[Continued from 5/22/2025]**

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 June 05, 2025.**

**5. 2425 Quill Alley Tentative Map and Duplex (Z24-100) (Noticed 5/19/2025)**

Location: 2425 Quill Alley; APN(s): 007-0332-014-0000; (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions, 15332-Infill Development); **Item B.** Tentative Map to subdivide a 0.07-acre lot into two lots within the Multi-Unit Dwelling (R-3A-SPD) zone, the Central City Special Planning District (SPD), and the Winn Park Historic District; and **Item C.** Site Plan and Design Review for the review of the tentative map and construction of a duplex.

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

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

**6. 2412 H Street Tentative Map (Z25-009) (Noticed 5/19/2025)]**

Location: 2412 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, rear-yard setback, and the historic district plan.

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

**Item continued to a date uncertain.**