

Minutes

Director Hearing

Published by the
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 June 26, 2025
1:00 p.m.

Join this meeting via Zoom

<https://cityofsacramento-org.zoom.us/j/82732542678?pwd=7CuPk2w882YMnPB5lfszz6YqbRA7KX.1>

Call In: US: +1-669-900-6833

[International Numbers](#)

Webinar ID: 827 3254 2678

Access Code: 320610 (*320610# for call in attendees)

Public Participation Instructions: Click the link below

<https://www.cityofsacramento.gov/community-development/meetings-and-hearings/director-hearings>

How to Submit Written Comments

Written comments may be emailed to the planner associated with the agenda item of interest. See agenda below for planner email address.

Staff Reports

Each agenda item includes a link to download a staff report.

Errata Items

Information received after publication of the agenda and staff reports, if any, is available for download at the link below (see 'Agenda for Upcoming Meetings'):

<https://www.cityofsacramento.gov/community-development/meetings-and-hearings/director-hearings>

Attendance Assistance

If you have general questions or require special assistant to participate in the meeting, call (916) 264-5011 or email commissionsubmit@cityofsacramento.org at least 48 hours prior to the meeting.

1. Baobab Apartments (DR24-166) (Noticed 6/13/2025)

Location: 6531 Folsom Boulevard; APN(s): 008-038-025-0000; (District 6)
Entitlements: **Item A.** Modified Initial Study pursuant to CEQA Guidelines Section 15183; and **Item B.** Site Plan and Design Review for review of 53,100 square foot, six-story, mixed-use development with 56 multi-unit dwellings, one tenant space, and 16 parking spaces within the Residential Mixed-Use (RMX-TO-SPD) zone, the Transit Overlay (TO), and the Folsom Boulevard West Special Planning District (SPD) including a deviation request for height, setbacks, and open space standards.
Contact: Sierra Peterson, Associate Planner, (916) 808-7181,
SPeterson@cityofsacramento.org

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

2. Drollet Way Subdivision (P22-043) (Noticed 6/13/2025)

Location: 301 Drollet Way; APN(s): 237-0380-009-0000; (District 1)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Subdivision Map to subdivide a vacant 2.33-acre lot into 22 residential lots, 2 additional lots for private alley, and a detention basin in the Agriculture (A) Zone; and **Item C.** Site Plan and Design Review of the Tentative subdivision map with deviations to minimum required public street frontage and to reduce the minimum required lot size and lot depth.
Contact: Jose Quintanilla, Associate Planner, (916) 808-5879,
JQuintanilla@cityofsacramento.org

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

3. 6122 Dias Avenue Tentative Subdivision Map (Z24-021) (Noticed 6/13/2025)

Location: 6122 Dias Ave; APN(s): 038-01911-011-0000, 038-0191-014-0000; (District 6)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.;** Tentative Subdivision Map to subdivide two lots totaling 4.43-acres into six lots within the Single-Unit or Duplex Dwelling (R-1A) Zone; and **Item C.** Site Plan and Design Review of the Tentative Subdivision Map. There is no proposed new construction or demolition with this application.
Contact: Danny Abbes, Associate Planner, (916) 808-5873,
DAbbes@cityofsacramento.org

Item continued to July 03, 2025.

4. 465 Bowman Avenue Tentative Map (Z24-101) (Noticed 6/13/2025)

Location: 465 Bowman Ave; APN(s): 262-0121-017-0000; (District 3)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Parcel Map to subdivide one 0.5-acre parcel into 3 residential lots; and **Item C.** Site Plan and Design Review of the Tentative Parcel Map with deviations to the minimum required public street frontage and to reduce the minimum required lot width within the Single-Unit Dwelling (R-1) Zone.

Contact: Jose Quintanilla, Associate Planner, (916) 808-5879,

JQuintanilla@cityofsacramento.org

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