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Minutes
Director Hearing

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

Thursday July 31, 2025
1:00 p.m.

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1. 2399 American River Drive Residential Development (Z25-016) (Noticed 7/18/2025)

Location: 2399 American River Dr; APN(s): 295-0040-021-0000; (District 6)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-In-Fill Development); **Item B.** Tentative Parcel Map to subdivide a 0.58-acre parcel for condominium purposes resulting in 15 residential air space units in the Office Business Low-rise Mixed-Use (OB-PUD) Zone and Campus Commons Planned Unit Development (PUD); and **Item C.** Site Plan and Design Review for the demolition of the on-site building, modifications to the existing parking lot, and construction of the residential development consisting of 15 condominium dwelling units split between two, three-story buildings and associated site improvements.

Contact: Zach Dahla, Associate Planner, (916) 808-5584,
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Action of the Zoning Administrator and Design Director: project approved subject to conditions of approval and based on findings of fact.