

DIRECTOR(S)

Bruce Monighan, Design Director,
Sean de Courcy, Preservation Director
Kevin Colin, Zoning Administrator

CITY STAFF

Jordyn Tanaka, Administrative Technician

Minutes
Director Hearing

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(916) 264-5011

Thursday September 11, 2025
1:00 p.m.

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1. 2812 J Street Temporary Stand-Alone Surface Parking Lot (Z25-047) (Noticed 8/22/2025) [Continued from 9/04/2025]

Location: 2812 J St; APN(s): 007-0113-026-0000; (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities, 15304-Minor Alterations of Land); **Item B.** Conditional Use Permit for a stand-alone parking lot on a 0.59-acre site within the General Commercial (C-2-SPD) Zone and the Central City Special Planning District (SPD) with a deviation to off-street vehicle parking standards for compact spaces; and **Item C.** Site Plan and Design Review of the surface parking lot with deviations to perimeter landscaping standards and parking lot tree shading 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.

2. 10th and R Mixed-Use Development (DR24-139) (Noticed 8/29/2025)

Location: 1801 10th Street; APN(s): 009-0073-003-0000; (District 4)

Entitlements: **Item A.** Environmental Exemption (Statutory exemption per Public Resources Code section 21155.4); **Item B.** Site Plan and Design Review for the demolition of an on-site building and construction of a four-story, mixed-use development with approximately 5,450 square feet of ground floor commercial and 30-multi-unit dwellings in the Residential Mixed-Use (RMX-SPD) Zone and Central City Special Planning District (SPD) with deviations to setback standards; and **Item C.** Tree Permit for the removal of two City Trees.

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

Item continued to September 18, 2025.

3. The Spur Food Truck Court (Z25-048) (Noticed 8/29/2025)

Location: 216 15th Street; APN(s): 002-0085-004-0000; (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities, 15332-Infil Development); **Item B.** Conditional Use Permit to authorize an outdoor market at an existing courtyard within the Light Industrial (M-1-SPD) Zone and Central City Special Planning District (SPD).

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

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