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Bruce Monighan, Design Director,
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Minutes
Director Hearing

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(916) 264-5011

Thursday January 08, 2026
1:00 p.m.

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1. Folsom Apartments & Mixed Use Building (DR23-193) (Noticed 12/17/2025)

Location: 8647 Folsom Blvd; APN(s): 078-0180-015-0000, 078-0180-017; (District 6)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects) **Item B.** Site Plan and Design Review to construct two residential buildings and one mixed-use building with a total of 76 dwelling units and approx. 5,250 square feet of commercial space across three parcels approx. 2.57-acres in the General Commercial Zone (C-2-SPD) within the Citywide Design Review Area; and **Item C** Tree Permit for the removal of one private protected tree.
Contact: Armando Lopez Jr, Associate Architect, (916) 808-8239,
ALopezJr@cityofsacramento.org

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

2. 53rd Street Residential Improvements (DR25-208) (Noticed 12/17/2025)

Location: 3500 53rd St; APN(s): 015-0192-012-0000; (District 6)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities, 15303-New Construction or Conversion, 15332-Infill Development); and **Item B.** Site Plan and Design Review to construct an addition to an existing residential dwelling with a front setback deviation and a detached accessory structure (garage) on a 0.21-acre lot in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.
Contact: Armando Lopez Jr, Associate Architect, (916) 808-8239,
ALopezJr@cityofsacramento.org

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

3. Silver Eagle 32 Tentative Map (Z23-012) (Noticed 12/17/2025)

Location: Immediately North of the Silver Eagle Road and Mabel Street intersection; APN(s): 250-0130-030-0000; (District 2)
Entitlements: **Item A.** Mitigated Negative Declaration (MND) and Mitigation Monitoring Plan (MMP); **Item B.** Tentative Subdivision Map to subdivide one parcel measuring 4.82 acres into 32 residential lots; **Item C.** Tentative Map Design Deviation for required minimum street frontage for residentially zoned lots and street intersection offset design; **Item D.** Site Plan and Design Review of the Tentative Subdivision Map with deviations to reduce the minimum required lot depth, lot size, and reduce the minimum required lot width for corner lots in the Single-Unit Dwelling (R-1) zone; and **Item E.** Tree Permit for the removal of private protected trees.
Contact: Jose Quintanilla, Associate Planner, (916) 808-5879,
JQuintanilla@cityofsacramento.org

Item continued to January 22, 2026.