

Minutes

Director Hearing

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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 April 16, 2026
1:00 p.m.

Join this meeting via Zoom

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1. Delta Shores MDR-3 and MDR-4 (Z25-046) (Noticed 3/20/2026) [Continued from 4/02/26]

Location: Delta Cove Drive; APN(s): 053-0290-001-0000, 053-0290-002-0000, and 053-0290-027-0000; (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 17.71 net acres into 141 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.

Contact: Michael Crampton, Assistant Planner, (916) 808-8951,

MCrampton@cityofsacramento.org

Item continued to a date uncertain.

2. 5890 28th Street Tentative Map and Dwellings (Z25-055) (Noticed 4/03/2026)

Location: 5890 28th St; APN(s): 025-0191-007-0000; (District 5)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Map to subdivide a 0.43-acre parcel into three parcels within the Single-Unit Dwelling (R-1-EA-4) zone and Executive Airport Overlay zone; and **Item C.** Site Plan and Design Review to review the tentative map layout with deviations to lot width and lot depth standards and review of the construction of a two single-unit dwellings.

Contact: Michael Crampton, Assistant Planner, (916) 808-8951,

MCrampton@cityofsacramento.org

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

3. AM/PM Alcohol Conditional Use Permit Modification at 8105 Delta Shores Circle South (Z25-076) (Noticed 4/03/2026)

Location: 8105 Delta Shores Circle South; APN(s): 053-0190-029-0000; (District 8)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Conditional Use Permit Major Modification to change from a Type 20 to a Type 21 alcohol sales license, allowing for sales of distilled spirits (off-site consumption) in addition to current beer and wine sales (off-site consumption) previously approved under File P21-028.

Contact: Danny Abbes, Associate Planner, (916) 808-5873,

DAbbes@cityofsacramento.org

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