

DIRECTOR(S)

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

CITY STAFF

Jordyn Tanaka, Administrative Technician

Minutes

Director Hearing

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

Thursday June 04, 2026
1:00 p.m.

Join this meeting via Zoom

<https://cityofsacramento-org.zoom.us/j/87279332547?pwd=YbShY1pQF5dXajYGOtTVgN7Eq67dmJ.1>

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

[International Numbers](#)

Webinar ID: 872 7933 2547

Access Code: 955195 (*955195# 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. Prime Gas Station Modification (Z25-040) (Noticed 5/15/2026) [Continued from 5/28/26]

Location: 7282 Franklin Boulevard; APN(s): 050-0010-047-0000; (District 5)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301- Existing Facilities, 15302 – Replacement or Reconstruction, 15303 – New Construction or Conversion of Small Structures); **Item B.** Conditional Use Permit Major Modification to demolish a fire-damaged gas station convenience store and construct a new store on a 0.38-acre site within the General Commercial (C-2) zone; and **Item C.** Site Plan and Design Review to construct a new 1,800 square foot convenience store and trash enclosure and to reconfigure on-site vehicle parking. There are no proposed changes to the existing fueling station or canopy.

Contact: Danny Abbes, Associate Planner, (916) 808-5873,
DAbbes@cityofsacramento.org

Item continued to June 11, 2026.

2. 3813 15th Avenue Single Family Residence (DR25-217) (Noticed 5/22/2026)

Location: APN(s): 020-0062-020-0000; (District 5)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303 – New Construction or Conversion of Small Structures); **Item B.** Construct a 1,405 square foot single unit dwelling with a 277 square foot attached garage; and **Item C.** Tree Permit to remove private protected trees.

Contact: Kevin Valente, Assigned Planner, (916) 372-6100,
KValente@raneymanagement.com

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

3. 3817 15th Avenue New Residence (DR25-221) (Noticed 5/22/2026)

Location: 3817 15th Ave; APN(s): 020-0062-019-0000 (District 5)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303 – New Construction or Conversion of Small Structures); **Item B.** Demolish an existing house and detached garage to construct a 1,402 square foot single unit dwelling with a 277 square foot attached garage; and **Item C.** Tree Permit to remove private protected trees.

Contact: Kevin Valente, Assigned Planner, (916) 372-6100,
KValente@raneymanagement.com

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

4. Statement of Nomination to Consider Listing 5241 J Street (El Dorado School) on the Sacramento Register of Historic and Cultural Resources as a Historic Landmark (M26-013) (Noticed 5/22/2026)

Location: 5241 J St; APN(s): 008-0111-001-0000, (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15308-Actions taken to maintain, restore, enhance, or protection of the environment) **Item B.** Review the Statement of Nomination to initiate listing of 5241 J Street on the Sacramento Register of Historic and Cultural Resources and recommend the Preservation Commission review an ordinance and make a recommendation to City Council.

Contact: Sean de Courcy, Preservation Director, (916) 808-2796,
SdeCourcy@cityofsacramento.org

Action of the Preservation Director: Statement of Nomination reviewed and forwarded to Preservation Commission.