

DIRECTOR(S)

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Minutes
Director Hearing

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(916) 264-5011

Thursday June 11, 2026
1:00 p.m.

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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

Continued to June 18, 2026.

2. Rose Street Tentative Map (Z25-054) (Noticed 5/29/2026)

Location: 5016 Rose Street; APN(s): 226-0172-011-0000; (District 2)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-In Fill Development); **Item B.** Tentative Parcel Map to subdivide one ±1.32-acre parcel, developed with an existing single-unit dwelling into four parcels in the Single-Unit Dwelling (R-1) Zone; **Item C.** Site Plan and Design Review for review of the tentative map layout with a deviation to lot depth and size requirements in the Single-Unit Dwelling (R-1) Zone; and **Item D.** Tree Permit for the removal of City Trees.

Contact: Deja Harris, Associate Planner, (916) 808-5553,
DNHarris@cityofsacramento.org

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

3. Dry Creek Estates Time Extension (Z26-021) (Noticed 5/29/2026)

Location: 853 and 901 Main Avenue; APN(s): 237-0051-012-0000, 237-0051-013-0000 (District 2)

Entitlements: **Item A.** Original Approval (P20-040): Mitigated Negative Declaration and Mitigation Monitoring Program (MMP) (Resolution 2023-0123); **Item B.** Tentative Subdivision Map Time Extension for two years (until May 9, 2028) of a previously approved Tentative Subdivision Map (P20-040) to subdivide 29.56 gross acres into 135 residential lots, 22 lots for private streets, and 3 landscape parcels with deviations for non-standard residential street section in the Single-Unit or Duplex Dwelling (R-1A) zone; **Item C.** Site Plan and Design Review Time Extension for two years (until May 9, 2028) for review of the tentative subdivision map layout; and **Item D.** Tree Permit Time Extension for two years (until May 9, 2028) for the removal of one protected City tree.

Contact: Jose Quintanilla, Associate Planner, (916) 808-5879,
Jquintanilla@cityofsacramento.org

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

1. 270 Lampasas Avenue Time Extension (Z26-032) (Noticed 5/29/2026)

Location: 270 Lampasas Ave; APN(s): 263-0181-017-000, 263-0181-030, 263-0181-031 (District 2)

Entitlements: **Item A.** Original Approval (Z20-049): Exempt per CEQA Guidelines, Class 32, Section 15332 (In-fill Development); **Item B.** Tentative Subdivision Map Time Extension for two years (until June 2, 2028) of a previously approved Tentative Subdivision Map (P20-040) to subdivide three parcels measuring ±1.814-acres into eight residential parcels and one private street/landscape lot with a Tentative Map Design Deviation for lots with no street frontage in the Single-Unit Dwelling (R-1) zone; **Item C.** Site Plan and Design Review Time Extension for two years (until June 2, 2028) for review of the Tentative Subdivision Map with deviations to reduce the minimum required lot width and lot depth, and exceed the maximum allowed lot depth; and **Item D.** Tree Permit Time Extension for two years (until June 2, 2028) for the removal of one private protected tree.

Contact: Jose Quintanilla, Associate Planner, (916) 808-5879, Jquintanilla@cityofsacramento.org

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