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Minutes
Director Hearing

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

Thursday July 09, 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

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

2. Choice Gas Station Alcohol CUP Modification (Z26-015) (Noticed 5/29/2026) [Continued from 6/18/2026]

Location: 7900 Fruitridge Road; APN(s): 027-0081-0140-0000; (District 6)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Alcohol Retail Sales Conditional Use Permit Major Modification (P09-010) for Choice Gas Station at 7900 Fruitridge Road to remove an operating restriction that prohibits the sale of distilled spirits. The location has an existing Type 21 license through ABC.

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

Item continued to July 16, 2026.

3. 1827 T Street Tentative Map (Z26-003) (Noticed 6/12/2026) [Continued from 6/25/2026]

Location: 1827 T Street; APN(s):010-0022-015-0000 (District 4)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion and 15332-In-Fill Development); **Item B.** Tentative Map to subdivide an existing 0.15-acre parcel into two lots within the Multi-Unit Dwelling (R-3A-SPD) zone and the Central City Special Planning District (SPD); **Item C.** Site Plan and Design Review of the tentative map layout, demolition of an accessory structure, new structures, and associated site improvements with deviations to minimum lot depth, lot coverage, and rear-yard setback; and **Item D.** Tree Permit for the removal of one private protected tree.

Contact: Whitney Johnson, Assistant Planner, (916) 808-8947,
WJohnson@cityofsacramento.org

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

4. 8770 Elder Creek Road Tentative Map and Site Plan and Design Review (Z25-074) (Noticed 6/18/2026) [Continued from 7/02/2026]

Location: 8770 Elder Creek Rd; APN(s):064-0020-049-0000 (District 6)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15183-Projects Consistent with a Community Plan, General Plan, or Zoning); **Item B.** Tentative Map to subdivide a 9.59-acre parcel into three parcels within the Light Industrial (M-1(S)-R) zone; **Item C.** Site Plan and Design Review to review the tentative map layout and review of the construction of three buildings totaling 76,341 square feet with a deviation to tree shading standards and wall requirements; and **Item D.** Tree Permit to review the removal of 1 private protected tree.

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

MCrampton@cityofsacramento.org

Item continued to July 16, 2026.

5. Downar Way Subdivision (Z25-053) (Noticed 6/25/2026)

Location: 2200 Downar Way; APN(s):238-0160-038-0000 (District 2)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Subdivision Map to subdivide one parcel measuring 1.99-gross acres into 19 lots, including 18 residential lots and 1 lot for a private road in the Single-Unit or Duplex Dwelling (R-1A-SPD) zone within the McClellan Heights/Parker Homes Special Planning District (SPD) and Del Paso Heights Design Review Area ; **Item C.** Tentative Map Design Deviations to allow a non-standard residential street section and non-standard elbow design; and **Item D.** Site Plan and Design Review of the Tentative Subdivision Map and for the construction of 17 new single unit dwellings with deviations to bulk control. Existing residential development to remain on proposed Lot 1.

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.

6. 7-Eleven – Northgate Boulevard (Z25-110) (Noticed 6/25/2026)

Location: 3781 Northgate Blvd; APN(s):250-0010-115-0000 (District 3)

Entitlements: **Item A.** Mitigated Negative Declaration; **Item B.** Conditional Use Permit to establish tobacco retailing in a proposed 4,761 square foot convenience store in the Highway Commercial (HC-R) zone; and **Item C.** Site Plan and Design Review for the construction of a gas station with four fuel islands (8 nozzles), a 4,761 square foot convenience store, and associated site improvements on approximately 1.43-acres in the Highway Commercial (HC-R) zone.

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.