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**Minutes**  
**Director Hearing**

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

**Thursday May 02, 2024**  
**1:00 p.m.**

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**1. Archer Estates (DR23-247) (Noticed 4/19/2024)**

**Location:** 4141 Dry Creek Road, APN: 237-0140-026-0000, 237-0140-033-0000, 237-0140-056-0000, 237-0200-056-0000, 237-0200-074-0000, 237-0200-086-0000; (District 2, Represented by Councilmember Thao)

**Entitlements:** **Item A.** Previously approved Initial Study/ Mitigated Negative Declaration as amended; and **Item B.** Site Plan and Design Review to construct 139 single-unit dwellings with a deviation for bulk control on 7 lots totaling approximately 27.90-acres in the Single Unit or Duplex Dwelling (R-1A) Zone within the Citywide Design Review District Subdivision approved with P14-069.

**Contact:** Sarah Scott, Assistant planner, 916-808-2688, [SScott@cityofsacramento.org](mailto:SScott@cityofsacramento.org)

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

**2. Village at Dos Rios (Z23-071) (Noticed 4/19/2024)**

**Location:** 701 Dos Rios Street, APN: 001-0081-013-0000; (District 4, Represented by Mayor Steinberg)

**Entitlements:** **Item A.** Environmental Exemption (Per Public Resources Code (PRC) section 21155.4); **Item B.** Tentative Map to subdivide the 4.17-acre parcel into two (2) lots within the Heavy Commercial (C-4-SPD) Zone and River District Special Planning District (SPD); **Item C.** Site Plan and Design Review for the review of the tentative map layout and the construction of a 128,108 square foot development consisting of 207 multi-unit dwellings within 16, three story buildings and associated site improvements with a deviation to parking lot tree shading requirements; and **Item D.** Tree permit for the removal of two private protected trees.

**Contact:** Zach Dahla, Associate planner, 916-808-5584, [ZDahla@cityofsacramento.org](mailto:ZDahla@cityofsacramento.org)

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

**3. Bruceville Jacinto Residential; Tentative Map and Site Plan Design Review (Z23-087) (Noticed 4/19/2024)**

**Location:** APN: 117-0202-029-0000; (District 8, Represented by Councilmember Vang)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Subdivision Map to subdivide ±3.16-acres into 48 parcels and 12 common lots; and **Item C.** Site Plan and Design Review of the map and construction of 48 single-unit dwellings, and associated site improvements with deviations to minimum interior and rear-yard setbacks in the Limited Commercial (C-1-R) Zone.

**Contact:** Angel Anguiano, Associate planner, 916-808-5519, [AAnguiano@cityofsacramento.org](mailto:AAnguiano@cityofsacramento.org)

**Action of the Zoning Administrator and the Design Director: project approved**

**subject to conditions of approval and based on findings of fact.**

**4. 5081 10<sup>th</sup> Avenue Tentative Parcel Map (Z23-098) (Noticed 4/19/2024)**

**Location:** 5081 10<sup>th</sup> Ave, APN: 015-0191-063-0000; (District 6, Represented by Councilmember Guerra)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities, and 15332-Infill Development); **Item B.** Tentative Parcel Map to subdivide one 0.23-acre lot into two (2) lots within the Single-Unit Dwelling (R-1) Zone; and **Item C.** Site Plan and Design Review of the Tentative Parcel Map with deviations for lot size, lot width, and the creation of a parcel without public street frontage. The existing house is proposed to remain with alterations including a raised basement and new stairs.

**Contact:** Danny Abbes, Associate planner, 916-808-5873,  
[DAbbes@cityofsacramento.org](mailto:DAbbes@cityofsacramento.org)

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

**5. 5801 Alder Avenue Tentative Parcel Map (Z23-099) (Noticed 4/19/2024)**

**Location:** 5801 Alder Ave, APN: 062-0080-010-0000; (District 6, Represented by Councilmember Guerra)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Parcel Map to subdivide one 3-acre lot into four lots within the Heavy Industrial (M-2S) Zone; and **Item C.** Site Plan and Design Review of the development standards of existing buildings and onsite parking lot to remain on each of the proposed lots. No new construction is proposed with this application.

**Contact:** Danny Abbes, Associate planner, 916-808-5873,  
[DAbbes@cityofsacramento.org](mailto:DAbbes@cityofsacramento.org)

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

**6. Panhandle 105 Tentative Map Revision (Z24-018) (Noticed 4/19/2024)**

**Location:** 5701 Sorento Road, APN(s): 201-0540-073-0000, 225-0050-020-0000, -021; (District 1, Represented by Councilmember Kaplan)

**Entitlements:** **Item A.** Prior Environmental Impact Report and Mitigation Monitoring Program for the Project (CEQA Guidelines sections 15162, 15163, and 15164) (Resolution No. 2018-0280); and **Item B.** Tentative Subdivision Map Minor Revision of a previously approved project (Z21-124) to modify the wording of condition B16.

**Contact:** Jose Quintanilla, Associate planner, 916-808-5879,  
[JQuintanilla@cityofsacramento.org](mailto:JQuintanilla@cityofsacramento.org)

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