

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 27, 2024
1:00 p.m.

Join this meeting via Zoom

<https://cityofsacramento-org.zoom.us/j/87859833485?pwd=eVIISzZxckhBVUNnb1Zwb0xBejJnZz09>

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

[International Numbers](#)

Webinar ID: 878 5983 3485

Access Code: 198541 (*195841# 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. 700 J Street Hotel Conversion (PB24-002) (Noticed 6/10/2024) [Continued from 6/20/2024]

Location: 700 J St; APN: 006-0094-003-0000; (District 4, Represented by Councilmember Valenzuela)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Site Plan and Design Review to convert an existing office building on a 0.31-acre parcel within the Central Business (C-3-SPD) Zone and the Central Core Design Review area into a 107-key hotel and restaurant with a proposed deviation from off-street loading requirements. The building is a landmark and contributing resource to the Merchant Street Historic district.

Contact: Henry Feuss, Preservation Planner, 916-808-5880,

HFeuss@cityofsacramento.org

Item continued to July 18, 2024.

2. 1601 Wentworth Avenue Tentative Parcel Map and New House (Z23-003) (Noticed 6/10/2024) [Continued from 6/20/2024]

Location: 1601 Wentworth Ave; APN: 017-0142-010-0000; (District 7, Represented by Councilmember Jennings)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions, 15301-Existing Facilities, and 15303-New Construction or Conversion of Small Structures); **Item B.** Tentative Parcel Map to subdivide a 0.30-acre lot into two lots within the Single-Unit Residential (R-1-EA-4) Zone; and **Item C.** Site Plan and Design Review for the Tentative Parcel Map with a deviation to lot width development standard and for the construction of a new dwelling unit. The existing house is proposed to be demolished (IR22-016).

Contact: Daniel 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.

3. 2900 29th Avenue Childcare Center (Z24-010) (Noticed 6/10/2024) [Continued from 6/20/2024]

Location: 2900 29th Ave; APN: 019-0221-035-0000; (District 5, Represented by Councilmember Maple)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit to convert an existing church into a childcare center on a 0.9-acre site within the Single-Unit Dwelling (R-1-EA-4) Zone. There are no proposed physical changes to the site or building.

Contact: Daniel Abbes, Associate Planner, 916-808-5873,

DAbbes@cityofsacramento.org

Item withdrawn to be renoticed.

4. 6240 Freeport Boulevard (Z23-047) (Noticed 6/14/2024)

Location: 6240 Folsom Boulevard; APN: 035-0084-040--0000; (District 5, Represented by Councilmember Maple)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Conditional Use Permit (CUP) to sell tobacco products within a ±3,799-square foot gas station convenience store within the General Commercial (C-2-EA-4) Zone.

Contact: Angel Anguiano, Associate Planner, 916-808-5519,
AAnguiano@cityofsacramento.org

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

5. Heartlands Wellness Center (Z24-012) (Noticed 6/14/2024)

Location: 811 Grand Avenue; APN: 251-0051-024-0000; (District 2, Represented by Councilmember Thao)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit (CUP) Major Modification to expand an existing medical care clinic, on an approximately 2.46-acre parcel in the General commercial (C-2) Zone and Single-Unit Dwelling (R-1) Zone; and **Item C.** Site Plan and Design Review for the construction of a 2,678-square foot addition and related site improvements.

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.