

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 July 18, 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. Astoria Street Tentative Map (Z23-103) (Noticed 7/05/2024)

Location: Astoria Street; APN: 252-0191-023-0000; (District 2, Represented by Councilmember Thao)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Parcel Map to subdivide a vacant 1.01-acre parcel into 4 lots in the Single-Unit or Duplex Dwelling (R-1A) Zone, with a Tentative Map Design Deviation to create three parcels with no public street frontage; and **Item C.** Site Plan and Design Review for review of the tentative parcel map layout with a deviation to exceed maximum lot depth requirements.

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.

2. 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

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

3. 2536 37th Street, 2627 36th Street and 2629 36th Street Tree Removals (DR24-122) (Noticed 6/28/2024) [Continued from 7/11/2024]

Location: 2629 36th St; APN: 010-0323-012-0000, 010-0324-6100; (District 5, Represented by Councilmember Maple)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15601(b)(2)-No Significant Effect); **Item B.** Site Plan and Design Review to remove several City Street Trees adjacent to three parcels in the Multi-Unit Dwelling (R-2A) Zone within the Oak Park Design Review Area. Previously approved DR files (DR24-044, DR24-045, DR24-046).

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. 1811 V Street Duplexes & ADUs (DR23-245) (Noticed 7/05/2024)

Location: 1811 V St; APN: 010-0092-028-0000, 010-0092-029-0000; (District 4, Represented by Councilmember Valenzuela)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); and **Item B.** Site Plan and Design Review to construct a duplex dwelling unit and two attached ADUs on each of two vacant lots in the Single-Unit or Duplex Dwelling zone (R-1B-SPD) in the Central City SPD within the Central City Design Review Area. Requesting deviation for bulk control.

Contact: Rod Lawlor, Assigned Planner, 916-204-9787, RLawlor@cityofsacramento.org

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

5. Tomato Alley Single Unit Dwellings and ADUs (PB24-005) (Noticed 7/05/2024)

Location: 1208 T Street; APN: 009-141-025-0000, 009-0141-026-0000; (District 4, Represented by Councilmember Valenzuela)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Site Plan and Design Review to construct single-unit dwellings and attached accessory dwelling units (ADUs) with a common-wall boundary on two 0.4-acre, alley-facing parcels within the R-1B-SPD zone and Central City Design Review area with a proposed deviation to rear-yard setback. The parcels are non-contributing resources within the South Side Historic District.

Contact: Henry Feuss, Preservation Planner, 916-808-5880, HFeuss@cityofsacramento.org

Item has been withdrawn to be renoticed.