

DIRECTOR(S)

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Minutes
Director Hearing

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(916) 264-5011

Thursday July 25, 2024
1:00 p.m.

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1. Riva Lot 243 (DR24-133) (Noticed 7/12/2024)

Location: 1533 Bluegill Way; APN: 053-0220-023-0000; (District 7, Represented by Councilmember Jennings)

Entitlements: **Item A.** Previously Certified Environmental Impact Report; and **Item B.** Request for Site Plan and Design Review to modify the site plan of Riva at Delta Shores lot 243 (approved under DR23-052) with a deviation for interior side-yard setback on an approx. 0.1-acre parcel in the Single-Unit and Duplex Dwelling Zone (R-1A-PUD) within the Delta Shores PUD.

Contact: Sarah Scott, Assigned Planner, 916-808-2688,
SScott@cityofsacramento.org

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

2. The Panhandle – Cononelos Subdivision (Z23-043) (Noticed 7/12/2024)

Location: North of Del Paso Road and West of Sorento Road; APN: 225-0050-003-0000; (District 1, Represented by Councilmember Kaplan)

Entitlements: **Item A.** Previously Certified Environmental Impact Report(EIR)(Reso 2018-0280; SCH#2016042074); **Item B.** Tentative Subdivision Map to subdivide one parcel measuring approximately 40 acres into 165 residential lots, and lots for a public park, private driveways, and common landscaping; **Item C.** Tentative Map Design Deviation for intersection spacing; and **Item D.** Site Plan and Design Review of the Tentative Subdivision Map with deviations to exceed the maximum allowed lot width, and depth, to reduce the minimum required lot width and depth and PUD lot orientation in the Agricultural, Open Space (AOS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones within the Panhandle Planned Unit Development (PUD).

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 approval.

3. 3909 Y Street Tentative Parcel Map (Z24-025) (Noticed 7/12/2024)

Location: 3909 Y St; APN: 014-0053-026-0000; (District 5, Represented by Councilmember Maple)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Parcel Map to subdivide one 0.26-acre lot into two lots within the Single-Unit Dwelling (R-1) zone; and **Item C.** Site Plan and Design Review with a deviation to lot width development standards. The existing house is to remain and no new construction is proposed.

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 approval.