

DIRECTOR(S)

Bruce Monighan, Design Director,
Sean de Courcy, Preservation Director
Kevin Colin, Zoning Administrator

CITY STAFF

Jordyn Tanaka, Administrative Technician

Minutes
Director Hearing

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Community Development Department
(916) 264-5011

Thursday August 22, 2024
1:00 p.m.

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1. Railyards Lot 43 (DR23-218) (Noticed 8/09/2024)

Location: 642 5th Street; APN: 002-0290-006-0000; (District 4, Represented by Councilmember Valenzuela)

Entitlements: **Item A.** Previously Certified Environmental Impact Report; **Item B.** Site Plan and Design Review for construction of a 475,786 square foot, five-story, residential development with 300 multi-unit dwellings and 304 parking spaces. The site is located on a 2.52-acre site bounded by 6th, 7th, F, and G Streets within the Central Business District (C-3-SPD) zone and the Railyards Special Planning Districts (SPD); and **Item C.** Tree Permit for the removal of one street tree.

Contact: Sierra Peterson, Associate Planner, 916-808-7181, SPeterson@cityofsacramento.org

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

2. 5015 Teichert Avenue Remodel and Addition (DR24-149) (Noticed 8/09/2024)

Location: 5015 Teichert Ave; APN: 005-0041-022-0000; (District 4, Represented by Mayor Steinberg)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities, 15332-Infill Development Projects); and **Item B.** Site Plan and Design Review for a residential remodel and addition to a single-unit dwelling with a front-setback deviation on an 0.14-acre parcel in the Single-Unit Dwelling (R-1) Zone within the Parkway Corridor Overlay Zone and the Citywide Design Review Area

Contact: Armando Lopez Jr, Urban Design Staff, 916-808-8239, ALopezJr@cityofsacramento.org

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

3. The Diggs (P24-009) (Noticed 8/09/2024)

Location: 1800 3rd Street; APN: 009-0043-001-0000, -010-0000, and -003-0000; (District 4, Represented by Councilmember Valenzuela)

Entitlements: **Item A.** Exempt per Public Resources Code (PRC) section 21155.4; **Item B.** Conditional Use Permit to establish a nonconforming use (mini-storage) within a structure listed as a landmark on the Sacramento Register of Historic and Cultural Resources on a 1.76-acre site within the General Commercial (C-2-SPD) and Residential Mixed Use (RMX-SPD) zones and the Central City Special Planning District (SPD); **Item C.** Site Plan and Design Review for the adaptive reuse and alterations of a historic resource to convert the building into a mixed-use development consisting of 133 multi-unit dwellings, approximately 4,000 square feet of office, approximately 8,000 square feet of commercial retail/restaurant, approximately 24,900 square feet of subterranean mini-storage, and associated site improvements; and **Item D.** Tree Permit for the removal of four city street trees.

Contact: Zach Dahla, Associate Planner, 916-808-5584, ZDahla@cityofsacramento.org

Action of the Zoning Administrator and Preservation Director: project approved subject to conditions of approval.