

Minutes

Director Hearing

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Community Development Department
(916) 264-5011

DIRECTOR(S)

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

CITY STAFF

Jordyn Tanaka, Administrative Technician

Thursday February 27, 2025
1:00 p.m.

Join this meeting via Zoom

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Errata Items

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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. 19th & Capitol (DR24-207) (Noticed 2/14/2025)

Location: 1900 Capitol Avenue; APN(s): 007-0144-020-0000, 007-0144-021-0000 (District 4, represented by Councilmember Pluckebaum)

Entitlements: **Item A.** Environmental Determination qualifies for a statutory exemption pursuant to Public Resources Code (PRC) section 21155.4, which was added to the PRC by SB 743; **Item B.** Site Plan and Design Review to demolish existing building and construct two eight-story buildings with 252 multi-unit dwellings on a 1.18-acre parcel in the General Commercial (C-2-SPD) zone and within the Central City Special Planning District (SPD); and **Item C.** Tree Permit for removal of two Private Protected Trees.

Contact: Armando Lopez Jr, Urban Design Planner, (916) 808-8239,

ALopezJr@cityofsacramento.org

Item continued to March 06, 2025.

2. 7-Eleven at Northeast Corner of South Watt Avenue and Elder Creek Road (Z24-005) (Noticed 2/14/2025)

Location: Northeast Corner of South Watt Avenue and Elder Creek Road; APN(s): 062-0060-033-0000 (District 6, represented by Councilmember Guerra)

Entitlements: **Item A.** [Previously Adopted Mitigated Negative Declaration](#); **Item B.** Major Modification of a previously approved Conditional Use Permit (P20-036) for a fueling station and convenience store site on a vacant 1.96-acre property in the Light Industrial (M-1S) Zone. Modifications include the elimination of a carwash building, the addition of two commercial truck fueling positions, expansion of the convenience store from 4,150 square feet to 4,761 square feet, and implementation of ten fast EV-charging stations; and **Item C.** Site Plan and Design Review to construct a fueling station, convenience store, and associated site improvements on a vacant 1.96-acre property in the Light Industrial (M-1S) Zone.

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 fact.

3. 8430 Rovana Circle – Cannabis Production CUP & SPDR (Z25-007) (Noticed 2/14/2025)

Location: 8430 Rovana Circle; APN(s): 064-0010-085-0000 (District 6, represented by Councilmember Guerra)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit to establish cannabis production within an existing 54,000-square-foot building, located on a 2.86-acre parcel in the Heavy Industrial (M-2S) zone.; and **Item C.** Site Plan and Design Review for minor exterior renovations of an existing commercial building.

Contact: Robert W Williams, Associate Planner, (916) 808-7686, RWWilliams@cityofsacramento.org

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