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Minutes
Director Hearing

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(916) 264-5011

Thursday March 13, 2025
1:00 p.m.

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1. Marshall School Adaptive Reuse (PB24-017) (Noticed 2/28/2025)

Location: 2718 G Street; APN(s): 003-0202-001-0000 (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Site Plan and Design Review for the demolition of an accessory structure, adaptive reuse and alterations of a historic resource to convert the building into a residential development consisting of 36 multi-unit dwellings, and construction of 12 duplex dwellings, 10 parking stalls, and associated site improvements with a deviation to minimum garage size standards within the Multi-Unit Dwelling (R-3A-SPD) zone and Central City Special Planning District (SPD); and **Item C.** Tree Permit for the removal of two private-protected trees.

Contact: Karlo Felix, Senior Planner, (916) 808-7183, KFelix@cityofsacramento.org

Item continued to March 20, 2025.

2. Silver Eagle at Western Subdivision (Z22-072) (Noticed 2/28/2025)

Location: 20 Silver Eagle Road APN(s): 250-0172-027-0000, -002-0000, & -025-0000 (District 2)

Entitlements: **Item A.** Mitigated Negative Declaration; **Item B.** Tentative Subdivision Map to subdivide three (3) vacant parcels totaling 6.67-acres into 41 residential lots in the residential lots in the Single-Unit or Duplex Dwelling (R-1A) zone with a Tentative Subdivision Map Design Deviation for a non-standard street elbow ; **Item C.** Site Plan and Design Review for the tentative subdivision map layout; and **Item D.** Tree Permit for the removal of five (5) private protected trees.

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.

3. Northgate AM/PM Type 21 CUP (Z24-030) (Noticed 2/28/2025)

Location: 3501 Northgate Boulevard; APN(s): 250-0510-003-0000 (District 3)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit Major Modification to change an existing Conditional Use Permit for the sale of off-site alcoholic beverage consumption from a Type 20 License (Beer/Wine) to a Type 21 License (General – Beer, Wine, Spirits) for an existing gas station convenience store in the Shopping Center (SC-PUD) zone within the Natomas Gardens Planned Unit Development (PUD).

Contact: Jose Quintanilla, Associate Planner, (916) 808-5879, JQuintanilla@cityofsacramento.org

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

4. Grand Gathering (Z24-088) (Noticed 2/28/2025)

Location: 3736 Marysville Boulevard; APN(s): 251-0123-002-0000 (District 2)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities, Class 3 - New Construction of Small Structures and Class 32 - In-Fill Development.); **Item B.** Conditional Use Permit to establish an outdoor market on two parcels totaling ±0.46 acres in the General Commercial (C-2) zone.; and **Item C.** Site Plan and Design Review for site improvements for the outdoor market, remodel an existing commercial building and site improvements..
Contact: Sierra Peterson, Associate Planner, (916) 808-7181, Speterson@cityofsacramento.org

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

5. 4315 V Street Tentative Parcel Map (Z24-095) (Noticed 2/28/2025)

Location: 4315 V St; APN(s): 011-0118-015-0000 (District 6)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions; 15332-Infill Development); **Item B.** Tentative Parcel Map to subdivide a vacant 0.10-acre lot into two (2) lots within the Duplex Dwelling (R-2) zone; and **Item C.** Site Plan and Design Review of the Tentative Parcel Map with deviations to lot size and lot width development standards. No new construction is proposed with this map; however, the site has previous approvals for a residential building which includes a duplex dwelling (DR22-094) and two accessory dwelling units (IR22-194).
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.