

DIRECTOR(S)

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Minutes

Director Hearing

300 Richards Blvd, 3rd Floor
Conference Room

Published by the
Community Development Department
(916) 264-5011

Thursday, May 30, 2019
1:00 p.m.

NOTICE TO THE PUBLIC

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group. At the beginning of the meeting, the Director describes the hearing process procedure including the appropriate time for testimony to be given during the process.

The order of agenda items is for reference; agenda items may be taken in any order deemed appropriate by the Director(s). The agenda provides a general description and is available for public review on the Friday prior to the meeting. Copies of the agenda and minutes are available at 300 Richards Blvd, 3rd Floor, during regular business hours or can be downloaded at (www.cityofsacramento.org/dsd/meetings).

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Community Development Department at (916) 264-5011, 311, or Commissionsubmit@cityofsacramento.org at least 48 hours prior to the meeting.

MINUTES

Thursday, May 30, 2019

1:00 p.m.

300 Richards Blvd, 3rd Floor Conference Room

Public Hearings

Please turn off all cellular phones and pagers in the hearing room

1. **330 12th Street Alkali Flat on 12th (PB18-060) (Noticed on 05-17-19)**

Location: 330 12th Street, APN: 002-0075-016-0000, (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332 – Infill Development); **Item B.** Preservation Director Site Plan & Design Review to construct a +/- 21,980 sq. ft. mixed use building on a vacant parcel within the Alkali Flat North Historic District. Project with +/- 5,412 sq. ft. ground-floor commercial space, with +/- 14,283 sq. ft. of residential space, 24 units, on the upper floors within the General Commercial (C-2-SPD) zone and the Central City Special Planning District

Contact: Sean deCourcy, Assigned Planner, 916-808-2796,
sdecourcy@cityofsacramento.org

Continued to June 13, 2019

2. **El Camino & Evergreen T-Map 1 to 2 (Z19-029) - (Formerly file # Z18-175) (Z19-029) (Noticed on 05-17-19)**

Location: 966 El Camino Avenue and 2435 Evergreen Street, APN: 277-0013-010-0000 (District 2)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Parcel Map to subdivide one 1.27-acre lot into two lots in the C-2 zone; **Item C:** Site Plan & Design Review to review the development standards of an existing building to remain on proposed Parcel 2.

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

Action of the Zoning Administrator: Project approved subject to conditions and based on findings of fact

3. **M & S Auto Sales Expansion (Z19-030) (Noticed on 05-17-19)**

Location: 1908 El Camino Avenue, APN: 277-0063-047-0000, (District 2)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Major Modification to existing Conditional Use Permit for Auto Sales (P11-089) to expand the existing 1.77-acre site to incorporate the adjacent 7,300-square-foot building.

Contact: Jose Quintanilla, Assistant Planner, 916-808-5879,
jquintanilla@cityofsacramento.org

Action of the Zoning Administrator: Project approved subject to conditions and based on findings of fact

4. 1340 Bell Ave Tentative Map Time Extension (Z19-032) (Noticed on 05-17-19)

Location: 1340 Bell Avenue, APN: 237-0153-001-0000, (District 2)

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Tentative Map Time extension to P07-013, previously extended under Z17-098 (subdivide one lot into 9 lots on 1.3 acres within the Single-Unit Dwelling (R-1) zone.Area).

Contact: Gaspare Annibale, Assistant Planner, 916-808-3540,
gannibale@cityofsacramento.org

Action of the Zoning Administrator: Approved for 3 year extension