

**DIRECTOR(S)**

**Carson Anderson**, Preservation Director  
**Bruce Monighan**, Urban Design Manager  
**Joy Patterson**, Zoning Administrator  
**Evan Compton**, Zoning Administrator

**CITY STAFF**

**Luis Sanchez**, Senior Architect  
**Christian Svensk**, Senior Planner

# Minutes

## Director Hearing

300 Richards Blvd, 3<sup>rd</sup> Floor  
Conference Room

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

**Thursday, July 11, 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](http://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](mailto:Commissionsubmit@cityofsacramento.org) at least 48 hours prior to the meeting.

# MINUTES

Thursday, July 11, 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. Angela House Addition (DR19-140) (Noticed on 06-28-19)

**Location:** 2987 Brookstone Way, 225-0475-005-0000, (District 3)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15301-Existing Facilities); **Item B.** Site Plan and Design Review for the rear addition to an existing single-unit dwelling on an approximately 0.14-acre parcel in the Single-Unit Dwelling (R-1) zone with deviations for reduced rear setback and for exceeding maximum lot coverage in the Citywide Design Review District.

**Contact:** David Hung, Associate Planner, 916-808-5530, [dhung@cityofsacramento.org](mailto:dhung@cityofsacramento.org)

**Action of the Design Director:** Project approved subject to conditions and based on findings of fact

### 2. Wat Lao Temple Major Mod (Z17-157) (Noticed on 06-28-19)

**Location:** 4845 Rio Linda Boulevard, 226-0240-025-0000, (District 2)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15332 Infill Development); **Item B.** Major Modification to a previously approved Conditional Use Permit (P05-196) located within the Single-Unit Dwelling (R-1) zone; **Item C.** Site Plan and Design Review to construct a new 1,502 square foot assembly building, construction of two new detached storage buildings, and a revised site plan which reconfigures the parking lot and landscaping improvements from the previously approved design; **Item D.** Tree Permit to remove two private protected trees.

**Contact:** Robby Thacker, Assistant Planner, 916-808-5584, [rthacker@cityofsacramento.org](mailto:rthacker@cityofsacramento.org)

**Action of the Design Director:** Project approved subject to modified conditions and based on findings of fact

### 3. Enterprise Elvas Avenue (Z18-215) (Noticed on 06-28-19)

**Location:** 6525 Elvas Avenue, APN: 008-0321-013-0000 (District 3)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** A request for a Conditional Use Permit to allow a non-conforming auto rental use within an existing building located in the General Commercial (C-2-TO) zone and Transit Overlay; **Item C.** Site Planning and Design Review for building and site improvements

**Contact:** Angel Anguiano, Assistant Planner, 916-808-5559, [aanquiano@cityofsacramento.org](mailto:aanquiano@cityofsacramento.org)

**Action of the Design Director:** Project approved subject to modified conditions

and based on findings of fact

**4. Gem Car Wash (Z18-233) (Noticed on 06-28-19)**

**Location:** 5150 Freeport Boulevard, 017-0213-009-0000, (District 4)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** Conditional Use Permit Major Modification to demolish a full-service car wash and construct a drive-thru car wash on ±0.76 acres in the General Commercial Executive Overlay (C-2-EA-4) zone; **Item C.** Site Plan and Design Review for the design and construction of a 3,172-square foot (s.f.) building, 15 vacuum stalls, canopies, landscaping, and other site improvements.

**Contact:** Angel Anguiano, Assistant Planner, 916-808-5559,  
[aanguiano@cityofsacramento.org](mailto:aanguiano@cityofsacramento.org)

**Action of the Design Director: Project approved subject to conditions and based on findings of fact**

**5. South Land Park Shopping Center - Tentative Map (Z19-039) (Noticed on 06-28-19)**

**Location:** 1301 Florin Road, 029-0470-010-0000, (District 5)

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Tentative Map - Subdivide one parcel into two parcels.

**Contact:** Gaspare Annibale, Assistant Planner, 916-808-3540,  
[gannibale@cityofsacramento.org](mailto:gannibale@cityofsacramento.org)

**Action of the Design Director: Project approved subject to conditions and based on findings of fact**

**6. Rio Robles & Rose Tentative Map 1 to 2 (Z19-041) (Noticed on 06-28-19)**

**Location:** 801 Rio Robles Avenue & 5332 Rose Street, 226-0290-035-0000, (District 2)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Parcel Map to subdivide one 0.23-acre corner lot into two lots in the Single-Unit Dwelling Zone (R-1);. **Item C.** Site Plan & Design Review for the Tentative Map, with deviations to reduce the minimum lot size and minimum lot depth of a corner lot, and to reduce the minimum lot size and minimum lot depth of an interior lot; **Item D.** Site Plan & Design Review to review the development standards of existing buildings to remain on the proposed lots, with a deviation to reduce a rear yard setback of an existing home, and a deviation to reduce a front yard setback of an existing home.

**Contact:** Robert W. Williams, Associate Planner, 916-808-7686,  
[RWWilliams@CityofSacramento.org](mailto:RWWilliams@CityofSacramento.org)

**Action of the Design Director: Project approved subject to conditions and based on findings of fact**

**7. Yamane Time Extension (Z19-048) (Noticed on 06-28-19)**

**Location:** 2500 J Street, 007-0103-001-0000, (District 4)

**Entitlements:** **Item A.** Sustainable Communities Environmental Assessment; **Item B.** Mitigation Monitoring Plan; **Item C.** Tentative Map Time Extension for condominium purposes; **Item D.** Time Extension - Site Plan & Design Review for the tentative map and for the construction of a mixed-use residential building with deviations for exceeding the maximum height and waiving the requirement for an off-street loading space

**Contact:** Jose Quintanilla, Assistant Planner, 916-808-5879,  
[jquintanilla@cityofsacramento.org](mailto:jquintanilla@cityofsacramento.org)

**Action of the Design Director: Project approved subject to conditions and based on findings of fact**