

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

Agenda

Director Hearing

300 Richards Blvd, 3rd Floor
Conference Room

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

Thursday, February 21, 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.

AGENDA

Thursday, February 21, 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. New Attached Secondary Dwelling Unit (DR18-376) (Noticed on 02-08-19)**
Location: 1140 33rd Street, APN: 007-0123-023-0000, (Council District 3)
Entitlements: **Item A.** Environmental Exemption (Exempt per CEQA 15303-New Construction or Conversion); **Item B.** Site Plan and Design Review to construct an attached secondary dwelling unit on a ±0.08-acre parcel within the Single-Unit Dwelling (R-1-SPD) zone and Alhambra Corridor Special Planning District with deviations to setback development standards.
Contact: Daniel Abbes, Assistant Planner, 916-808-5873, dabbes@cityofsacramento.org
- 2. Azevedo Drive Residence Addition (DR18-401) (Noticed on 02-08-19)**
Location: 3230 Azevedo Drive, APN: 225-0851-031-0000, (Council District 3)
Entitlements: **Item A:** Environmental Exemption (Exempt per CEQA Guidelines Section 15301-Existing Facilities); **Item B:** Site Plan and Design Review with bulk control deviations for an addition to a single-unit dwelling on approximately 0.16 acres in the Single-Unit Dwelling (R-1) zone within the Citywide Site Plan and Design Review District.
Contact: David Hung, Associate Planner, 916-808-5530, dhung@cityofsacramento.org
- 3. New Secondary Dwelling Unit and House Remodel (DR18-404) (Noticed on 02-08-19)**
Location: 511 35Th Street, APN: 004-0224-011-0000, (Council District 3)
Entitlements: **Item A:** Environmental Exemption (Exempt per CEQA 15303-New Construction or Conversion); **Item B:** Site Plan and Design Review to construct a secondary dwelling unit above an existing detached garage and construct a minor remodel to the existing residence on a ±0.16-acre parcel in the Single-Unit Dwelling (R-1) zone with deviation to setback development standards.
Contact: Daniel Abbes, Assistant Planner, 916-808-5873, dabbes@cityofsacramento.org
- 4. New Detached Garage (DR18-413) (Noticed on 02-08-19)**
Location: 235 39Th Street, APN: 004-0101-020-0000, (Council District 3)
Entitlements: **Item A:** Environmental Exemption (Exempt per CEQA 15303-New Construction or Conversion); **Item B:** Site Plan and Design Review to construct a new detached garage on a developed ±0.15-acre parcel in the Single-Unit Dwelling (R-1) zone with deviation to lot coverage development standards.
Contact: Daniel Abbes, Assistant Planner, 916-808-5873, dabbes@cityofsacramento.org

5. 8795 Folsom Boulevard Parcel Map (Z18-213) (Noticed on 02-08-19)

Location: 8795 Folsom Boulevard, APN: 078-0022-030-0000, (Council District 6)

Entitlements: **Item A:** Environmental Exemption (Exempt per CEQA 15315-Minor Land Divisions); **Item B:** A request to subdivide a developed ±3.54-acre site with two existing commercial buildings into two parcels in the Office Business Low-Rise Mixed-Use Zone (OB-R) zone; **Item C:** The application requires Site Plan and Design Review of the map and two existing structures. Previous file Z08-147.

Contact: Jose Quintanilla, Associate Planner, (916 808-5879),

jquintanilla@cityofsacramento.org