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Minutes

Director Hearing

300 Richards Blvd, 3rd Floor
Conference Room

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Community Development Department
(916) 264-5011

Thursday, May 09, 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 09, 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. **Garage Addition and New Fence (DR19-063) (Continued from 05-02-19)**
Location: 6275 Grangers Dairy Drive, APN: 030-0760-004-0000, (District 7)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** Site Plan and Design Review to construct a front addition to an existing garage and a new front-yard fence on a ±0.25-acre developed parcel in the Single-Unit Dwelling (R-1) zone with deviations to building setback and fence development standards.

Contact: Daniel Abbes, Assistant Planner, 916-808-5873,
dabbes@cityofsacramento.org

Withdrawn to be re-noticed

2. **Stevens Secondary Dwelling Unit (DR19-014) (Noticed on 04-26-19)**
Location: 1885 10th Avenue, APN: 012-0381-009-0000 (District 4)
Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15303-New Construction or Conversion); **Item B.** Site Plan and Design Review with interior side and rear yard setback deviations and relocated rear yard setback deviation for a new 620 square-foot secondary dwelling unit, with a loft above, at the rear of an existing detached garage for a single-unit dwelling on approximately 0.15 acres in the Single-Unit Dwelling (R-1) zone.

Contact: David Hung, Associate Planner, 916-808-5530, dhung@cityofsacramento.org

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

3. **Single-Unit Dwelling Remodel and Addition (DR19-039) (Noticed on 04-26-19)**
Location: 1124 48th Street, APN: 008-0214-002-0000, (District 3)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Site Plan and Design Review to remodel and construct an addition to a single-unit dwelling on a ±0.22-acre lot in the Single-Unit Dwelling (R-1) zone with a deviation to bulk control development standards.

Contact: Daniel Abbes, Assistant Planner, 916-808-5873,
dabbes@cityofsacramento.org

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

4. **2808 34th Avenue (Z18-113) (Noticed on 04-26-19)**
Location: 2808 34th Avenue, APN: 025-0166-001-0000, (District 5)

Entitlements: Item A. Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** Tentative Map to subdivide one parcel into three parcels; **Item C.** Site Plan Design Review for review of the subdivision with a deviation to lot size, lot depth, and lot width.

Contact: Angel Anguiano, Assistant Planner, aanguiano@cityofsacramento.org

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

5. 58th and Broadway Duplex (Z19-002) (Noticed on 04-26-19)

Location: 58th and Broadway, 015-0061-034-0000, (District 6)

Entitlements: Item A. Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** Tentative Map for condominium purposes on a 0.27 acre site in the General Commercial (C-2) zone; **Item C.** Site Plan and Design Review of the subdivision and construction of six dwelling units consisting of three new duplexes.

Contact: Angel Anguiano, Assistant Planner, aanguiano@cityofsacramento.org

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