

**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, December 05, 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, December 05, 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. Time Extension of Tentative Map (Z19-125) (Noticed on 11-22-19)

**Location:** 2817 Del Paso Boulevard, 265-0221-005-0000 (District 2)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); and **Item B.** Time Extension to Z16-047.

**Contact:** Courtney Long, Assistant Planner, 916-808-8023,  
[CLong@cityofsacramento.org](mailto:CLong@cityofsacramento.org)

**Action of the Zoning Administrator: Time extension approved, extended to October 13, 2021.**

### 2. Time Extension of Tentative Map (Z19-108) (Noticed on 11-22-19)

**Location:** East side of Thelma Avenue ±400 feet south of West El Camino Avenue, 274-0330-005-0000 (District 3)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** Time Extension of Z16-030, which was an approved tentative parcel map to subdivide one ±0.91-acre lot into four lots in the Single-Unit Dwelling Zone (R-1), and to create three lots without street frontage.

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

**Action of the Zoning Administrator: Time extension approved, extended to September 22, 2021.**

### 3. Alex Izzy Tentative Map 1 to 2 & New Duplex (Z19-071) (Noticed on 11-22-19)

**Location:** 3114 & 3108 Martin Luther King Jr Blvd, 013-0302-040-0000 (District 5)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** A request for a Tentative Parcel Map to subdivide one 0.12-acre lot into two lots in the Multi-Unit Dwelling Zone (R-2A); and **Item C.** Site Plan and Design Review to construct a duplex dwelling in the Oak Park Design Review District, with a deviation to exceed the front yard setback area paving limit.

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

**Action of the Zoning Administrator: Project approved per conditions of approval.**

**4. Expo Self Storage Expansion (Z18-187) (Noticed on 11-22-19)**

**Location:** 1295 Exposition Blvd, 277-0283-005-0000 (District 3)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** Conditional Use Permit Modification to allow a proposed addition to an existing mini-storage building on a parcel of approximately 0.95 acres in the General Commercial Zone and within the Point West Planned Unit Development (C-2-R-PUD); and **Item C.** Site Plan and Design Review, to construct a three-story building addition to be attached to an existing two-story building, and for project site development.

**Contact:** Robert W. Williams, Associate Planner, 916-808-7686,

[RWWilliams@cityofsacramento.org](mailto:RWWilliams@cityofsacramento.org)

**Item was withdrawn.**

**5. 2227 10<sup>th</sup> Street Mixed Use (P19-033) (Noticed on 11-22-19)**

**Location:** 2227 10<sup>th</sup> Street, 009-0193-019-0000 (District 4)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15315 Minor Land Divisions and 15332 Infill Development); **Item B.** A request for a Tentative Parcel Map to subdivide a 0.12-acre parcel into two parcels located within the General Commercial Zone (C-2-SPD) and Central City Special Planning District (SPD); and **Item C.** Site Plan and Design Review for the tentative map and for construction of a mixed-use building and duplex dwelling with a deviation for interior side yard building setback.

**Contact:** Robby Thacker, Assistant Planner, 916-808-5584,

[RThacker@cityofsacramento.org](mailto:RThacker@cityofsacramento.org)

**Action of the Urban Design Manager: Public hearing conducted. Project taken under advisement and hearing will be continued on January 2, 2020.**

**6. 2580 26<sup>th</sup> Avenue Tentative Map (Z19-081) (Noticed on 11-22-19)**

**Location:** 2580 26<sup>th</sup> Avenue, 019-0181-059-0000, 019-0181-060-0000 (District 5)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** A request for a Tentative Parcel Map to subdivide two vacant parcels into three parcels with a deviation to create two lots without 20 feet of public street frontage on ±0.78 acres in the Single-Unit Dwelling (R-1-EA-3) zone and Executive Airport Overlay; and **Item C.** Site Plan and Design Review for review of the map with a deviation for maximum lot depth.

**Contact:** Angel Anguiano, Assistant Planner, 916-808-5519,

[AAnguiano@cityofsacramento.org](mailto:AAnguiano@cityofsacramento.org)

**Action of the Zoning Administrator: Project approved per conditions of approval.**