

DIRECTOR(S)

Carson Anderson Preservation Director
Bruce Monighan, Urban Design Manager
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Agenda

Director Hearing

**300 Richards Blvd, 3rd Floor
Conference Room**

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

**Thursday, March 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, March 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. Rice Addition and Remodel (DR18-385) (Noticed on 03-15-19)

Location: 2785 19th Street, APN: 012-0084-019-0000, (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15301-Existing Facilities); **Item B.** Site Plan and Design Review for the remodel and addition of an existing single-unit dwelling on approximately 0.29 acres in the Single-Unit Dwelling (R-1) zone with bulk control deviation within the Citywide Design Review District.

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

2. Residence Front Yard Fence Deviation (DR19-008) (Noticed on 03-15-19)

Location: 4100 Cabrillo Way, APN: 021-0063-003-0000 (District 6)

Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15311-Accessory Structures); **Item B.** Site Plan and Design Review for a front-yard fence with height deviation on an approximately 0.12 acres within the Single-Unit Dwelling (R-1) zone in the Citywide Design Review District.

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. 1295 Exposition - Expo Self Storage Expansion (Z18-187) (Noticed on 03-15-19)

Location: 1295 Exposition Boulevard, APN: 277-0283-005-0000 (District 3)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** Conditional Use Permit Major Modification for a proposed addition to an existing mini-storage building in the C-2-PUD zone and located in the Point West Planned Unit Development; **Item C.** Site Plan and Design Review to construct a proposed 3-story, ±29,346 square foot addition to an existing building in the Citywide Design Review District.

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

Item withdrawn to be re-noticed

4. Tomato Alley Townhomes (Z18-208) (Noticed on 03-15-19)

Location: 2712 T Street, APN: 010-0127-006-0000 (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA Section 15332 – Infill

Development Projects); **Item B.** Tentative Map to subdivide a single ±0.15-acre parcel into three parcels within the Multi-Unit Dwelling (R-3A-SPD) zone and within the Central City Special Planning District and Newton Booth Historic District; and **Item C.** Preservation Site Plan and Design Review for the Tentative Map and to construct two new dwelling units, each with a secondary dwelling unit, with deviations including minimum rear yard setback, lot depth, and overall lot size.

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

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

5. HGF 2524 V Street Alley Development (Z18-217) (Noticed on 03-15-19)

Location: 2524 T Street, APN: 010-0173-008-0000, (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA Section 15332 – Infill Development Projects); **Item B.** Tentative Parcel Map to subdivide a single ±0.15-acre parcel into two ±0.075-acre parcels within the Single-Unit Dwelling (R-1B-SPD) zone and within the Central City Special Planning District and Newton Booth Historic District; and **Item C.** Preservation Site Plan and Design Review for the Tentative Map and to construct a 1,380 square foot single dwelling unit with an attached one-car garage with deviations including minimum lot depth and lot size.

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

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

6. HGF 2521 W Street Victorian Alley Development (Z18-218) (Noticed on 03-15-19)

Location: 2521 W Street, APN: 010-0173-016-0000, (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA Section 15332 – Infill Development Projects); **Item B.** Tentative Parcel Map to subdivide a single ±0.15-acre parcel into two ±0.075-acre parcels within the Single-Unit Dwelling (R-1B-SPD) zone and within the Central City Special Planning District and Newton Booth Historic District; and **Item C.** Preservation Site Plan and Design Review for the Tentative Map and to construct a 1,353 square foot single dwelling unit with an attached one-car garage with deviations for minimum lot depth and size.

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

Action of the Zoning Administrator: Project approved subject to one amended condition and based on findings of fact