

**DIRECTOR(S)**

**Carson Anderson** Preservation Director  
**Bruce Monighan**, Urban Design Manager  
**Joy Patterson**, Zoning Administrator  
**Kate Gillespie**, Planning Director

**CITY STAFF**

**Luis Sanchez**, Senior Architect  
**Sandra Yope**, 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, April 06, 2017**  
**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, April 06, 2017

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. DR17-041 Single-Unit Dwelling Remodel and Addition (Noticed on 03-28-17)**

**Location:** 1041 44Th Street. 008-0151-012-0000, 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 ±0.16-acre lot in the Single-Unit Dwelling (R-1) Zone with deviations.

**Contact:** Daniel Abbes, Assistant Planner, 916-808-5873,  
[dabbes@cityofsacramento.org](mailto:dabbes@cityofsacramento.org)

**Action of the Design Director: Project approved subject to conditions and based on Findings of Fact**

**2. Z17-005 Stand-Alone Parking Lot at 28th & J Street (SE Corner (Noticed on 03-24-17)**

**Location:** 2812 J Street, 007-0113-026-0000, District 4

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Conditional Use Permit for a stand-alone parking lot, in the C-2 zone; **Item C:** Site Plan & Design Review with deviations from development standards (tree shading, landscaping, other), in the Central City Design Review District.

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

**Action of the Zoning Administrator: Project Denied**

**3. Z17-007 Granville Court Tentative Map Time Extension (Noticed on 03-24-17)**

**Location:** 9 Granville Court, 238-0172-020-0000, District 2

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Tentative Map Time Extension for a previously approved tentative map to subdivide a 0.74-acre lot into four lots in the Single-Unit or Duplex Dwelling (R-1A-SPD) zone within the McClellan Heights/Parker Homes Special Planning District.

**Contact:** Ethan Meltzer, Assistant Planner, 916808-5879,  
[emeltzer@cityofsacramento.org](mailto:emeltzer@cityofsacramento.org)

**Action of the Zoning Administrator: Project approved subject to conditions and based on Findings of Fact**