

DIRECTOR(S)

Carson Anderson Preservation Director
Bruce Monighan, Urban Design Manager
Joy Patterson, Zoning Administrator

CITY STAFF

Luis Sanchez, Senior Architect
Sandra Yope, Senior Planner
Evan Compton, Principal Planner

Minutes

Director Hearing

300 Richards Blvd, 3rd Floor
Conference Room

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Community Development Department
(916) 264-5011

Thursday, May 10, 2018
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 10, 2018

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. **PB18-0061417 20th Street Duplex (Noticed on 04-26-18)**

Location: 1417 20th Street, 007-0245-021-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303 – New Construction); **Item B:** This request includes review of a new duplex located on the same parcel of an existing duplex. The existing building on the site is listed on the Sacramento Register as a contributing resource to the 20th and N Street Historic District. The site is designated as a General Commercial (C-2) zone. The project is designed to create an internal shared courtyard between the new duplex and the historic building. Private patios are provided for each new unit. The tree in the center of the parcel would be preserved as part of the site design. Four parking spaces are provided within covered garages, with roll-up doors opening onto 20th Street and Neighbors Alley.

Contact: Sean deCourcy, Associate Planner, 916-808-2796

Item was pulled from agenda and will re-notice

2. **PB18-018 1501 F Street (Noticed on 04-26-18)**

Location: 1501 F Street, 002-0132-022-0000 District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303 – New Construction/Conversion); **Item B:** A request to convert a single dwelling-unit to a duplex in the Multi-Unit Dwelling (R-3A) zone. The building at 1501 F Street is a Sacramento register-listed landmark and contributing resource to the Washington Historic District. Work includes raising the building approximately 3-feet, and adding a new unit at-grade. Front stairs would be modified to provide additional height while preserving the decorative features of the porch, including the newel posts and spindles. Two parking spaces would be provided at the rear of the lot. New windows would be introduced on the east and the west of the building with trim and casing to match the original. The project requires Preservation Site Plan and Design Review

Contact: Sean deCourcy, Associate Planner, 916-808-2796

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

3. Z17-232 Cottages at Laguna (Continued from 05-03-18)

Location: 8570 Center Parkway, 117-0140-039-0000, District 8

Entitlements: **Item A:** Environmental Exemption Per CEQA 15332-In-Fill Development Project; **Item B:** Tentative Map Time Extension to create one (1) condominium parcel on a vacant 3.2-acre parcel in the Multi-Family Residential Review (R-2A-R) Zone; **Item C:** Special Permit – Time Extension for to develop an alternative ownership (condominium) project.

Contact: Angel Anguiano, Junior Planner, 916-808-5519

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

4. Z17-114 Tokoa Agro Cultivation Conditional Use Permit (Noticed on 04-26-18)

Location: 1916 Main Avenue, 238-0012-008-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B:** Conditional Use Permit for cannabis production involving cultivation within 3 mixed-light buildings totaling approximately 27,912 square-feet on a 1.5-acre parcel in the Light Industrial (M-1S-R) zone; **Item C:** Site Plan and Design Review for 3 new mixed-light buildings, 1 metal building, a new parking lot, and repairing an existing building on site to be used as a small office

Contact: Ethan Meltzer, Assistant Planner, 916-808-5879

Action of the Zoning Administrator/Design Director: Public hearing conducted. Project taken under advisement and decision will be rendered at a later date

5. Z18-024 Briggs Mansion Residences (Noticed on 04-26-18)

Location: 2015 21st Street, 117-0140-039-0000, District 8

Entitlements: **Item A:** Environmental Exemption (Per CEQA Section 15331 – Historical Resource Rehabilitation); **Item B:** Tentative Parcel Map to subdivide one (1) parcel into three (3) air-space condominium units, on approximately 0.15 acres in the Residential Office (RO) Zone. **Item C:** Preservation Director Site Plan and Design Review of the tentative map and conversion of the historic building from office use to multi-unit residential, restoration of the building according to the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties, and site improvements, including construction of a new detached accessory structure (three-car garage).

Contact: Sean deCourcy, Associate Planner, 916-808-2796

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