

DIRECTOR(S)

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Minutes

Director Hearing

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

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

Thursday, May 18, 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).

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 18, 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. **PB17-007 McKeon Addition (Noticed on 05-05-17)**

Location: 2012 N Street, 007-0245-007-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B** Site Plan and Design Review to add 3 units to the lot, for a total of 4 units in the C-2 zone. The property is located within the 20th and N Streets Historic District and thus requires preservation review.

Contact: Miriam Lim, Junior Planner, 916-808-3540, mlim@cityofsacramento.org

Action of the Preservation Director: Project approved subject to conditions and based on Findings of Fact.

2. **Z17-059 2747 2nd Avenue - T-map 1 to 2 & New Duplex (Noticed on -05-05-17)**

Location: 2747 2nd Avenue, 010-0291-015-0000, District 5

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item C:** Tentative Parcel Map to subdivide one 0.12-acre lot into two lots in the R-4 zone, with Tentative Map Design Deviations to reduce lot depths on both lots, and to create one lot without public street frontage; **Item D:** Site Plan & Design Review for an existing one-story single-unit dwelling, with deviations to reduce the required rear setback, and to reduce the length of an uncovered parking pad; **Item E:** Site Plan & Design Review for a proposed two-story duplex, with deviations to reduce the rear setback, to reduce a side setback, and to exceed maximum lot coverage

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

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

3. **M17-009 Memorial Auditorium Temporary and Permanent Retrofit/Improvements (Noticed on 05-05-17)**

Location: 1515 J Street, 006-0062-001-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Site Plan & Design Review recommendations for the retrofit and refurbishment of Memorial Auditorium are proposed to accommodate its temporary use by the Community Center Theater, Broadway Sacramento, and the Sacramento Philharmonic, Opera and Choral Societies while major renovation of the Community

Center/Convention Center occurs during 2018 and the first half of 2019. Memorial Auditorium is listed on both the Sacramento Register and the National Register of Historic Places. All retrofit/refurbishment work will be implemented consistent with the Secretary of the Interior's Standards for Preservation and the detailed guidance provided in the 2006 Historic Structure Report. The subject property is located in the Central Business District (C-3-SPD) zone on 2.5 acres.

Contact: Carson Anderson, Preservation Director, 916-808-8259
canderson@cityofsacramento.org

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