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Minutes

Director Hearing

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

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

**Thursday, June 01, 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, June 01, 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. DR17-132 New Single-Unit Dwelling (Noticed on 05-19-17)

Location: 3083 37Th Street, 013-0301-032-0000, District 5

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B** Site Plan and Design Review to construct a single-unit dwelling on a ±0.06-acre parcel in the Single-Unit Dwelling (R-1) Zone and Oak Park Design Review District with a rear-yard setback deviation.

Contact: Daniel Abbes, Assistant Planner, 916-808-5873,
dabbes@cityofsacramento.org

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

2. DR17-161 Addition to Single-Unit Dwelling (Noticed on -05-19-17)

Location: 3614 Brockway Court, 012-0405-003-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Site Plan and Design Review to construct an addition to a single-unit dwelling on a ±0.17-acre parcel in the Single-Unit Dwelling (R-1) Zone with deviation to bulk-control development standards

Contact: Daniel Abbes, Assistant Planner, 916-808-5873,
dabbes@cityofsacramento.org

Continued to June 08, 2017

3. PB16-067 Carriage House (Noticed on 05-19-17)

Location: 2508 Capitol Avenue, 007-0164-005-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303-New Construction or Conversion of Small Structures); **Item B:** Site Plan and Design Review for the construction of a new garage with a living unit above in the Central City Design Review District and Capitol Mansions Historic District

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

Action of the Preservation Director: Project approved subject to conditions referencing Findings from the City Code 17.808.180 A

4. Z15-031 Vietnamese Community Center Conditional Use Permit Modification of P09-016 (Continued from 05-04-17)

Location: 6270 Elder Creek Road, 040-0021-051-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing

Facilities); **Item B:** Conditional Use Permit Major Modification of P09-016 to extend the hours of operation for an existing assembly use, in the R-1 & R-2 zones.

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

Continued to June 08, 2017

Z16-067 R Street Market Monument Signs (Noticed on 05-19-17)

Location: 1814 19Th Street, 010-0021-011-0000, 010-0021-013-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA Guidelines 15061(b)(3)-No Significant Effect); **Item B:** . Zoning Administrator Variances for location distance of two detached signs; **Item C:** Site Plan & Design Review for the signs on an approximately 3.5-acre site in the Residential Mixed Use (RMX-SPD) zone and in the R Street Corridor Special Planning District.

Contact: Teresa Haenggi, Senior Planner, (916) 808-7554,
thaenggi@cityofsacramento.org

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

5. Z17-010 Tentative Map Time Extension of P99-094 - Leisure Vistas (Noticed on 05-19-17)

Location: South of Dry Creek Parkway, west side of Rio Linda Boulevard, north side of Claire Avenue, 226-0061-028-0000, 226-0061-020-0000, District 2

Entitlements: **Item A:** Previously Adopted Mitigated Negative Declaration; **Item B:** Previously Adopted Mitigation Monitoring Plan; **Item C:** Tentative Map Time Extension of P99-094 for 3 lots in the R-3-PUD, A-OS-PUD, & C-2-PUD zones

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

6. Z17-018 27th Street Lot Split (Noticed on 05-19-17)

Location: 1808 27Th Street, 010-0045-006-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Tentative Map to subdivide a single parcel totaling 0.14-acres into two in the Residential Mixed Use (RMX) zone; **Item C:** Tentative Map Design Deviation to allow a new parcel to have less than 20 feet of public street frontage; **Item D:** Site Plan & Design Review of tentative map in the Residential Mixed Use (RMX) zone

Contact: Ethan Meltzer, Assistant Planner, 916-808-5879,
emeltzer@cityofsacramento.org

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