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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 08, 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 08, 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. DR17-161 Addition to Single-Unit Dwelling (Continued from 06-01-17)

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

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

2. Z15-031 Vietnamese Community Center Conditional Use Permit Modification of P09-016 (Continued from 06-01-17)

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

Item withdrawn will be re-noticed at a later date

3. Z16-045 Uptown Alley Residential (Noticed on 05-26-17)

Location: 2620 U Street, 010-0116-008-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Tentative Map to subdivide one parcel into 3 parcels on 0.15 acres in the Multi-Unit Dwelling (R-3A) zone, and within the Newton Booth Historic District; **Item C:** Tentative Map Design Deviation for two parcels with less than 20 feet of public street frontage; **Item D:** Site Plan and Design Review with deviations for lot size, lot depth, rear yard setbacks, and new home width for two new single-unit dwellings.

Contact: Michael Hanebutt, Assistant Planner, 916-808-7933,
mhanebutt@cityofsacramento.org

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

4. Z17-008 River Plaza Office Building (Noticed on -05-26-17)

Location: 2500 River Plaza Drive, 274-0680-001, 002, 003, 006, 007, 010, & 011, District 4

Entitlements: **Item A:** Addendum to Mitigated Negative Declaration; **Item B:** Tentative Map to subdivide a total of 11.04 acres involving seven different parcels into two parcels in the Office Business Low-Rise Mixed-Use (OB-PUD) zone within the River Plaza Planned Unit Development; **Item C:** Site Plan & Design Review of the tentative map; **Item D:** Site Plan & Design Review of a new 60,000 square foot office building in the Office Business Low-Rise Mixed-Use (OB PUD) zone within the River Plaza Planned Unit Development

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

Action of the Zoning Administrator and Design Director: Environmental Determination considered and project approved subject to conditions and based on Findings of Fact