

DIRECTOR(S)

Carson Anderson Preservation Director
Bruce Monighan, Urban Design Manager
Joy Patterson, Zoning Administrator (Items 2 - 5)
Evan Compton, Zoning Administrator (Items 6 and 7)

CITY STAFF

Luis Sanchez, Senior Architect
Sandra Yope, Senior Planner

Minutes

Director Hearing

300 Richards Blvd, 3rd Floor
Conference Room

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

Thursday, August 2, 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, August 2, 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. DR18-204 New Detached Accessory Structure (Noticed on 07-20-18)

Location: 1315 41ST ST, 008-0204-009-0000, District 3

Entitlements: **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15303-New Construction or Conversion); **Item B:** Site Plan and Design Review for the construction of an approximately 448 square-foot recreation room above a 2-car garage on an approximately 0.16-acre parcel in the Single-Unit Dwelling (R-1) zone with director-level deviations to exceed the maximum allowable overall height for a detached accessory structure, to allow dormers to be located on the same plane as the wall below, and to allow the width of all dormers on a single roof plane to exceed one-fourth of the width of the roof plane where the dormers are located.

Contact: David Hung, Associate Planner, 916-808-5530

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

2. DR18-205 Westshore Lot B Setback Deviation. (Noticed on 07-20-18)

Location: Don River Ln. in between Suez Canal Ln. & Red Sea Ln., Natomas Central, 225-2500-014-0000, District 1

Entitlements: **Item A:** Previously Adopted Mitigated Negative Declaration); **Item B:** Site Plan and Design Review to construct 5 single-unit dwellings with deviations for setbacks in the Single-Unit Dwelling (R-1A) zone in the Natomas Central Planned Unit Development

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

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

3. DR18-227 New Single-Unit Dwelling (Noticed on 07-20-18)

Location: 14 Mary Watts Court, 250-0470-068-0000, District 2

Entitlements: **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 ±0.10-acre parcel in the Single-Unit or Duplex Dwelling (R-1A-SPD) Zone and Del Paso Nuevo Special Planning District with deviation to rear-yard setback development standards

Contact: Daniel Abbes, Assigned Planner, 916-808-5873

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