

**DIRECTOR(S)**

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

**CITY STAFF**

**Luis Sanchez**, Senior Architect  
**Christian Svensk**, Senior Planner

# Minutes

## Director Hearing

300 Richards Blvd, 3<sup>rd</sup> Floor  
Conference Room

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

**Thursday, October 04, 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](http://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](mailto:Commissionsubmit@cityofsacramento.org) at least 48 hours prior to the meeting.

# MINUTES

Thursday, October 04, 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. **Mid-century Modern Landmark Nominations (M18-011) (Noticed on 09-21-18)**

**Location:** 3330 McKinley Blvd., 2801 Franklin Blvd., 720 9th Street, 4701 Freeport Boulevard, APNs: 004-0221-001-0000, 010-0362-006-0000, 002-0145-026-0000, 018-0104-001-0000, (Council District 3,4,5)

**Entitlements:** **Item A.** Environmental Exemption (Exempt per CEQA 15378-Not a Project); **Item B.** Review a Statement of Nomination and make a recommendation to the Historic Preservation Commission regarding the listing of four new individual landmarks located at 3330 McKinley Boulevard (004-0221-001-0000), 2801 Franklin Boulevard (010-0362-006-0000), 720 9th Street (002-0145-026-0000), and 4701 Freeport Boulevard (018-0104-001-0000) on the Sacramento Register of Historic and Cultural Resources.

**Contact:** Sean deCourcy, Associate Planner, [916-808-2796](tel:916-808-2796), [sdecourcy@cityofsacramento.org](mailto:sdecourcy@cityofsacramento.org)

**Action of the Preservation Director: Forwarded recommendation to Preservation Commission to list structures**

### 2. **3rd and Broadway Apartments (Z18-040) (Noticed on 09-21-18)**

**Location:** 401 Broadway, APN: 009-0232-015-0000, (Council District 4)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15332 - Infill Development); **Item B.** Tentative Map to subdivide a 1.38 acre parcel into two parcels within the High Rise Residential (R-5-SPD) and Heavy Commercial (C-4-SPD) zone and located in the Central City Special Planning District; **Item C.** Site Plan and Design Review for review of the proposed lots, construction of a 61,474 square foot multi-unit residential building with 74 dwelling units, and deviations to development standards for lot depth, building setbacks, and removal of the requirement to construct a solid wall between the proposed residential development and the adjacent commercial development to the north.

**Contact:** Robby Thacker, Assistant Planner, 916-808-5584, [rthacker@cityofsacramento.org](mailto:rthacker@cityofsacramento.org)

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

### 3. **4280 Custis Avenue Tentative Parcel Map (Z18-165) (Noticed on 09-21-18)**

**Location:** 4280 Custis Avenue Tentative Parcel Map, APN: 018-0051-008-0000, (Council District 5)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15061(b)(3) No Significant Effect); **Item B.** Environmental Exemption (Per CEQA 15301 Existing Facilities); **Item C.** Tentative Parcel Map to subdivide one parcel into two parcels on 0.19 acres in the Single Unit Dwelling (R-1) zone; **Item D.** Site Plan and Design Review for the subdivision with a deviation to create two parcels with less than the minimum 52 foot lot width.

**Contact:** Angel Anguiano, Assistant Planner, 916-808-5519,  
[anguiano@cityofsacramento.org](mailto:anguiano@cityofsacramento.org)

**Withdrawn item to be re-noticed**