

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, November 08, 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, November 08, 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. New Detached Accessory Structure at 632 35th St. (DR18-316) (Noticed on 10-26-18)

Location: 632 35th Street, APN: 004-0272-005-0000, (Council District 3)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B.** Site Plan and Design Review to construct a new detached accessory structure at the rear of a ±0.15-acre parcel in the Single-Unit Dwelling (R-1) zone with deviations to accessory structure 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. Single-Unit Dwelling Remodel and Addition (DR18-339) (Noticed on 10-26-18)

Location: 816 36th Street, APN: 007-0073-004-0000, (Council District 3)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Site Plan and Design Review to remodel and construct an addition to a single-unit dwelling on a ±0.15-acre lot in the Single-Unit Dwelling (R-1) zone with a 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

3. 1630 F Street, Fence material/height deviation application (PB18-044) (Noticed on 10-26-18)

Location: 1630 F Street, APN: 002-0173-031-0000, (Council District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301 – Existing Facilities); **Item B.** Preservation Director Site Plan and Design Review to legalize a solid fence exceeding four feet in height within five feet of the street side property line for a landmark property in the Multi Unit Dwelling (R-3A SPD) zone and located in the Central City Special Planning District.

Contact: Sean deCourcy, Associate Planner, 916-808-2796,

sdecourcy@cityofsacramento.org

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

- 4. 2117 20th St. - Tentative Map & Four New Homes (Z13-135) (Noticed on 10-26-18)**
Location: 2117 20th Street, 010-0094-018-0000, (Council District 4)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions)
Item C. Tentative Parcel Map to subdivide one 0.14-acre lot into four lots in the General Commercial (C-2-SPD) zone and located in the Central City Special Planning District.
Item D. Site Plan & Design Review to construct four, 4-story single unit dwellings on the new lots; **Item E.** Tree Permit to remove two private protected trees and two city street trees.
Contact: Robert W. Williams, Associate Planner, 916-808-7686,
RWWilliams@CityofSacramento.org

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

- 5. 4280 Custis Avenue Tentative Parcel Map (Z18-165) (Noticed on 10-26-18)**
Location: 4280 Custis Avenue, APN: 018-0051-008-0000, (Council District 5)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301 Existing Facilities);
Item B. Tentative Parcel Map to subdivide one parcel into two parcels on 0.19 acres in the Single-Unit Dwelling (R-1) zone; **Item C.** Site Plan and Design Review of the map with deviations for minimum lot depth less than 52 feet and overall lot size less than 5,200 square feet.
Contact: Angel Anguiano, Assistant Planner, 916-808-5519,
anguiano@cityofsacramento.org

Action of the Zoning Administrator: Project approved subject to conditions of approval

- 6. 24th Avenue Parcel Map (Z18-170) (Noticed on 10-26-18)**
Location: 3601 24th Avenue, APN: 022-0024-031-0000, (Council District 5)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** Tentative Parcel Map to subdivide one parcel into two parcels on 0.25 acres in the Single-Unit Dwelling (R-1) zone; **Item C.** Site Plan and Design Review of the map with a deviation for minimum lot width less than 52 feet.
Contact: Angel Anguiano, Assistant Planner, 916-808-5519,
anguiano@cityofsacramento.org

Action of the Zoning Administrator: Project approved subject to conditions of approval

- 7. 2522 V Street Parcel Map Z18-178 (Noticed on 10-26-18)**
Location: 2522 V Street, APN: 010-0173-007-0000, (Council District 4)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities);
Item B. Tentative Parcel Map to subdivide one parcel into two parcels on 0.14 acres in the Single-Unit or Duplex Dwelling (R-1B) zone; **Item C.** Site Plan and Design Review of the map with a deviation for minimum lot depth less than 80 feet.
Contact: Angel Anguiano, Assistant Planner, 916-808-5519,
anguiano@cityofsacramento.org

Action of the Zoning administrator: Project approved subject to conditions of approval