

**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, November 29, 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, November 29, 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. 4112 A Street Secondary Unit (DR18-257) (Noticed on 11-16-18)**  
**Location:** 4112 A Street, APN: 004-0122-016-0000, (Council District 3)  
**(Continued to 12-13-18).**  
**Contact:** Garrett Norman, Associate Planner, 916-808-7934,  
[gnorman@cityofsacramento.org](mailto:gnorman@cityofsacramento.org)

**Continued to December 13, 2018**

- 2. 2319 O Street Multi-Unit Development (PB18-058) (Noticed on 11-16-18)**  
**Location:** 2319 O Street, APN: 007-0255-013-000 (District 4)  
**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15332 – Infill Development); **Item B.** Preservation Site Plan and Design Review to demolish two accessory structures; elevate and renovate a 896 square foot (sq. ft.) Sacramento Register-listed historic landmark by removing a non-original addition on the rear of the building, and construct a new 1,120 sq. ft. unit at-grade; and construct a new 2,727 sq. ft. tri-plex and a 776 sq. ft. garage facing the alley improve the parcel at 2319 O Street with a five unit development located within the Multi-Dwelling Unit (R-3A-SPD) zone. The site is 0.22 acres, within the Winn Park Historic District and the Central City Special Planning District. The applicant has requested a deviation for use of trash bins in lieu of a trash enclosure  
**Contact:** Sean deCourcy, Assigned Planner, 916-808-2796,  
[sdecourcy@cityofsacramento.org](mailto:sdecourcy@cityofsacramento.org)

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

- 3. 1810 U Street Parcel Map (Z18-188) (Continued from 11-15-18)**  
**Location:** 1810 U Street, APN: 010-0092-002, 010-0092-003, (Council District 4)  
**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15332 - Infill Development); **Item B.** Tentative Map to subdivide two parcels totaling 0.37 acres into three parcels within the Single Unit or Duplex Dwelling (R-1B-SPD) zone and Central City Special Planning District; **Item C.** Site Plan and Design Review for review of the proposed lots, and deviations to development standards for minimum lot depth and interior side yard building setbacks.  
**Contact:** Robby Thacker, Assistant Planner, 916-808-5584,  
[rthacker@cityofsacramento.org](mailto:rthacker@cityofsacramento.org)

**4. 618 24th Street Bed & Breakfast (Z17-195) (Noticed on 11-16-18)**

**Location:** 618 24th Street, APN: 003-0185-025-0000 (Council District )

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit for a Bed and Breakfast to allow short-term rentals on 0.05 acres in the Multi-Unit Dwelling (R-3A) zone.

**Contact:** Michael Hanebutt, Associate Planner, 916-808-7933,  
[mhanebutt@cityofsacramento.org](mailto:mhanebutt@cityofsacramento.org)

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

**5. Artenia Beast's Academy of Play and Whimsy (Z18-155) (Council District 3)**

**Location:** 5265 H Street, APN: 004-0322-012-0000, (Council District 3)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit Major Modification for classroom expansion and increase in children served for a daycare center within an existing church in the Single-Unit Dwelling Zone (R-1).

**Contact:** Robert Williams, Associate Planner, 916-808-7686,  
[rwilliams@cityofsacramento.org](mailto:rwilliams@cityofsacramento.org)

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

**6. 8671 Elder Creek Road - Commercial Condominium (Z18-183) (Noticed on 11-16-18)**

**Location:** 8671 Elder Creek Road, APN 062-0150-005-0000 (Council District 6)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Parcel Map to subdivide one 4.37-acre lot for commercial condominium purposes, in the Heavy Industrial Zone (M-2S).; **Item C.** Site Plan & Design Review with deviations to reduce the required front and street-side setbacks (from 25'-0" to not less than 12'-6").

**Contact:** Robert Williams, Associate Planner, 916-808-7686,  
[rwilliams@cityofsacramento.org](mailto:rwilliams@cityofsacramento.org)

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