Thursday November 18, 2021
1:00 p.m.

NOTICE TO THE PUBLIC

In compliance with AB361 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic, adopted by the City of Sacramento City Council, City Council and other public meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of the coronavirus.

You are encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Comments may be limited for time and large groups are encouraged to select 3-5 speakers to represent the group. At the beginning of the meeting, the Director describes the hearing process including the appropriate time for public testimony.

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 can be downloaded at http://www.cityofsacramento.org/Community-Development/Meetings/Director-Hearings).

PUBLIC PARTICIPATION INSTRUCTIONS: Click on the link on the next page and follow the Attendance Guidelines at the end of this agenda.

If assistance is required to participate in the meeting, notify the Community Development Dept. at (916) 264-5011, 311, or Commissionsubmit@cityofsacramento.org at least 48 hours prior to the meeting.

Members of the public are encouraged to submit public comments via email to the associated project planner at least 24 hours prior to the meeting.
MINUTES
Thursday, November 18, 2021
1:00 p.m.

Hearing Link:  
https://saccity.webex.com/saccity/onstage/g.php?MTID=e5572acclf31d6e7d615ce1fb9a23ee1d8

Password (case sensitive): BKkGsDPi496

Dial-in Number: 1-415-655-0001 (US Toll)  
Dial-in Access Code: 2596 023 7285

   Location: 4101 J Street, APN: 008-0042-034-0000 (District 3)
   Entitlements: Item A Environmental Exemption (Per CEQA Section 15301 – Existing Facilities); Item B. Conditional Use Permit to re-establish an office use on a 0.23-acre parcel within the Single-Unit Dwelling Zone (R-1); and Item C. Site Plan and Design for exterior modifications.
   Contact: Sierra Peterson, Associate Planner, 916-808-7181, SPeterson@cityofsacramento.org

   Action of the Zoning Administrator and Design Director: approved the project subject to conditions of approval and based on amended findings of fact.

2. 810 Victorian Alley Parcel Map (Z21-087) (Noticed 11/8/2021)
   Location: 810 Victorian Alley, APN: 009-012-014-0000 (District 4)
   Entitlements: Item A Environmental Exemption (Per CEQA Section 15332 – Infill Development); Item B. Tentative Map to subdivide a 0.08-acre project into two lots located within the Single-Unit or Duplex Dwelling Zone (R-1B-SPD), the Central City Special Planning District (SPD) and South Side Historic District; and Item C. Site Plan and Design Review of the Tentative Map and deviations for minimum lot width and lot size
   Contact: Sierra Peterson, Associate Planner, 916-808-7181, SPeterson@cityofsacramento.org

   Action of the Zoning Administrator and Preservation Director: approved the project subject to conditions of approval and based on amended findings of fact.
Location: 2710 Tomato Alley, APN: 010-0127-025-0000 (District 4)  
Entitlements: **Item A** Environmental Exemption (Per CEQA Section 15332 – Infill Development); **Item B**. Tentative Map to subdivide a 0.07-acre project site into two lots located within the Multi-Unit Dwelling Zone (R-3A-SPD) and the Central City Special Planning District (SPD); and **Item C**. Site Plan and Design Review of the Tentative Map and deviations for lot width, lot size and lot coverage  
Contact: Sierra Peterson, Associate Planner, 916-808-7181, SPeterson@cityofsacramento.org

**Action of the Zoning Administrator and Design Director:** approved the project subject to conditions of approval and based on amended findings of fact.

Location: 626-630 I Street, APN: 006-0032-030-0000 (District 4)  
Entitlements: **Item A** Environmental Exemption pursuant to Public Resources Code (PRC) Section 21155.4; **Item B**. Tentative Map to subdivide an existing 12-story building on a 0.59-acre project site into two lots, with a request for a waiver of a parcel map, within the Central Business District Zone (C-3-SPD) and the Central City Special Planning District; and **Item C**. Site Plan and Design Review of the Tentative Map.  
Contact: Robert W Williams, Associate Planner, 916-808-7686, RWWilliams@cityofsacramento.org

**Action of the Zoning Administrator and Design Director:** approved the project subject to conditions of approval and based on amended findings of fact.

Location: 1723 Wentworth Avenue, APN: 017-0143-032-0000 (District 4)  
Entitlements: **Item A** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B**. Tentative Parcel Map to subdivide one parcel into two parcels on a ±0.44-acre parcel in the Single-Unit Dwelling Zone (R-1-EA-4) and located in the Executive Airport Overlay; and **Item C**. Site Plan and Design Review for the Tentative Map.  
Contact: Angel Anguiano, Assistant Planner, 916-808-5519, AAanguiano@cityofsacramento.org

**Action of the Zoning Administrator and Design Director:** approved the project subject to conditions of approval and based on amended findings of fact.
   Location: 505 Morey Avenue, APN: 250-0083-022-0000 (District 2)
   Entitlements: Item A Environmental Exemption (Per CEQA Section 15332 – Infill Development); Item B. Tentative Map to subdivide a ±0.28-acre parcel into two lots and construct two new single-unit dwellings in the Single-Unit Dwelling Zone (R-1); and Item C. Site Plan and Design Review of the Tentative Map and construction of two new dwelling units with a deviation to the paving requirements.
   Contact: Arturo Carrasco-Becerra, Assistant Planner, 916-808-5514, ACarrasco-Becerra@cityofsacramento.org

   Action of the Zoning Administrator and Design Director: approved the project subject to amended conditions of approval and based on amended findings of fact.

   Location: 299 Christine Drive, APN: 263-0082-014 (District 2)
   Entitlements: Item A Environmental Exemption (Per CEQA Section 15332 – In-Fill Development); Item B. Tentative Map to subdivide a ±1-acre parcel into eight lots and construction of eight single-unit dwellings in the Single-Unit Dwelling Zone (R-1) with a Tentative Map Design Deviation to create lots without 20 feet of public street frontage; and Item C. Site Plan and Design Review of the construction of eight dwellings with deviations to lot size, lot width, lot depth, and front setbacks.
   Contact: Arturo Carrasco-Becerra, Assistant Planner, 916-808-5514, ACarrasco-Becerra@cityofsacramento.org

   Action of the Zoning Administrator and Design Director: approved the project subject to conditions of approval and based on amended findings of fact.

8. McClellan Heights Townhomes (Z20-056) (Noticed 11/8/2021)
   Location: 2310-2336 Bell Avenue, APN: 238-0140-012-0000, 238-0140-037-0000, 238-0140-038-0000 (District 2)
   Entitlements: Item A Exempt (CEQA Guidelines Section 15332, In-Fill Development); Item B. Tentative Map to subdivide ±1.29 acres into 21 residential parcels; and Item C. Site Plan and Design Review for the construction of 21 new attached residential units in the Residential Mixed-Use Zone (RMX-SPD) and within the McClellan Heights and Parker Homes Special Planning District.
   Contact: Jose Quintanilla, Associate Planner, 916-808-5879, JQuintanilla@cityofsacramento.org

   Action of the Zoning Administrator and Design Director: approved the project subject to amended conditions of approval and based on amended findings of fact.
Attendance Guidelines

PUBLIC COMMENT PARTICIPATION: By participating in this meeting you acknowledge that you are being recorded. While speaking, please reduce any background noise to ensure that your comments can be heard. When not speaking please make sure your microphone is turned off. When you hear the item called that you wish to comment on, please wait for the Director to open the item for public comment. The moderator will call on speakers based on your raised virtual hand (see below), or when all microphones have been unmuted if you only connected by phone. Once you start speaking, please voluntarily state your name for the record and provide your public comment.

Anyone can access the Director hearing through the provided agenda online meeting link. We ask that you include your name during this registration or simply name yourself “General Public” if you are just listening in. This registration serves as our standard hearing check-in sheet and allows the Director to address you by name during the hearing if you wish to speak. We recommend and comments, questions, or concerns be emailed to the planner 24-hours prior to the hearing.

Once you have registered (with name or anonymously) and clicked “Join Now” the following screen will pop-up. The City recommends clicking on “Run a temporary application” link (at the bottom of WebEx screen) to join the meeting quickly without installing new software. The application should show up on the bottom of your screen as shown. A simple click will start the WebEx session.

You can also join through an iPhone or Android phone using the WebEx app available on Apple’s App store or Google Play.

Project files and draft conditions:

Associated hearing documents such as plans, and draft conditions of approval can be found on the emailed registration page under “Event Material” once the ‘View Info’ button is clicked (see screenshots below).
When the item you wish to speak on is being heard, please click the small "Raise your hand" button as shown below:

(Actual hearing screen shown for clarity)
Audio Connection issues:

Since these hearings are established as a web conference, your microphone will be automatically muted upon arrival. In some cases, you will need to select audio source in order to speak once your hand has been raised and the director allows public testimony for the associated item. In order to select your audio connection (microphone) click on the bubble with three dots at bottom of page (this may be hidden, so just hover over the bottom for it to pop-up), and select Audio Connection.
Once **Audio Connection** has been selected, a selection box will open up with **three choices**, select the one that best suits your needs. We suggest using the **“Call me”** if you are having problems as WebEx will call you at the number you have provided. If for some reason you cannot select **Audio Connection** because it is greyed out, don’t be alarmed, the host will be double checking and assisting you thru the process either prior to the hearing or during the public comment period. Please make sure you raise your hand to speak as described above.

If you are still having issues with Audio we have also provided a **“Chat”** section right side window, where you can type your comments to the host who will in-turn relay them to the hearing officers.