Thursday, March 11, 2021
1:00 p.m.

NOTICE TO THE PUBLIC

In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic, adopted by the City of Sacramento City Council, the City of Sacramento City Council and other public meetings are closed to the public 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, March 11, 2021
1:00 p.m.

Hearing Link: https://saccity.webex.com/saccity/onstage/g.php?MTID=e34f76299af91a15a34fc7f19adcf54b2
Password (case sensitive): ShZn5PDMK82
Dial-in Number: 1-415-655-0001 (US Toll)
Dial-in Access Code: 145 870 4565

1. 11th and G Townhomes and TPM (Z20-115) (Noticed 3/01/2021)
Location: 709 11th Street, APN: 002-0156-002-0000 (District 4)
Entitlements: Item A. Environmental Exemption (Per CEQA 15301 – Minor Alteration to Existing Facility); Item B. Tentative Parcel Map to subdivide three parcels (1100 G Street, 1104 G Street, and 709 11th Street) into seven parcels with a deviation for reduced street frontage on Parcels Three through Seven; and Item C. Site Plan and Design Review to construct seven new single-unit dwellings ranging from 1,310 to 1,715 square feet, with three attached and two detached accessory dwelling units, ranging from 405 to 600 square feet. The project is located within the Multi-Unit Dwelling Zone (R-3A-SPD) and within the Central City Special Planning District and the Alkali Flat South Historic District and requires deviations for lot size, lot width, lot depth, rear yard setback, paving, and height.
Contact: Sean de Courcy, Associate Planner, 916-808-2796, SdeCourcy@cityofsacramento.org

Action of the Zoning Administrator and Preservation Director: Approved the project subject to conditions of approval and based on findings of fact.

2. 1121 40th Street Second Story Addition (DR20-154) (Noticed 3/01/2021)
Location: 1121 40th Street, APN: 008-0141-012-0000 (District 3)
Entitlements: Item A. Environmental Exemption (Per CEQA Guidelines Section 15301 – Additions to a single-unit dwelling that does not exceed 10,000 square feet and is in an area where all public services and facilities are available and is not environmentally sensitive); and Item B. Site Plan and Design Review for an addition to a single-unit dwelling with a bulk
control deviation on an approximately 0.17-acre parcel in the Single-Unit Dwelling Zone (R-1) within the Citywide Design Review Area.

**Contact:** Armando Lopez, Assistant Planner, 916-808-5519, ALopezjr@cityofsacramento.org

**Action of the Design Director:** Approved the project subject to conditions of approval and based on findings of fact.

3. **MOSAC Sign Variance (Z21-002) (Noticed 3/01/2021)**
   Location: 400 Jibboom Street, APN: 001-0190-020-0000 (District 4)
   **Entitlements:** Item A. Environmental Exemption (Per CEQA 15311-Accessory Structures); and Item B. Variance to exceed the 20-foot maximum height and maximum number of attached signs on an existing building on 3.81 acres in the General Commercial Zone (C-2-SPD) and within the River District Special Planning District.
   **Contact:** Matthew Sites, Associate AIA, LEED AP, Urban design Staff, 916-808-7646, MSites@cityofsacramento.org

   **Action of the Zoning Administrator:** Approved the project subject to conditions of approval and based on findings of fact.

4. **Truxel Taco Bell Drive-Through Restaurant (Z20-091) (Noticed 3/01/2021) [Continued from 2/11/21]**
   Location: 3291 Truxel Road, APN: 225-1030-004-0000 (District 3)
   **Entitlements:** Item A. Exempt (CEQA Guidelines Section 15301-Existing Facilities); Item B. Conditional Use Permit to re-establish a non-conforming drive-through restaurant in the Shopping Center Zone (SC-PUD) and within the Del Verde Planned Unit Development; and Item C. Site Plan and Design Review to review changes to the exterior of the building.
   **Contact:** Jose Quintanilla, Assistant Planner, 916-808-5879, JQuintanilla@cityofsacramento.org

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

5. **8550 Unsworth – Delivery Only Cannabis Dispensary CUP (Z20-099) (Noticed 2/15/2021) [Continued from 3-04-21]**
   Location: 8550 Unsworth Avenue & rear of 8554 Unsworth Avenue, APN: 062-0020-025-0000, 062-0020-024-0000 (District 6)
   **Entitlements:** Item A. Environmental Exemption (Per CEQA 15301-Existing Facilities); Item B. Conditional Use Permit for a Cannabis Dispensary (Delivery-Only) on approximately 0.60 acres in M-2S zone; and Item C. Site Plan and Design Review for minor exterior building renovations.
Contact: Robert W Williams, Associate Planner, 916-808-7686, RWWilliams@cityofsacramento.org

Action of the Zoning Administrator: Project taken under advisement and on 3/12/21 approved subject to conditions of approval and based on 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).
Example: **Hearing Agenda**

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 hearing 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.