

DIRECTOR(S)

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

CITY STAFF

Luis Sanchez, Senior Architect
Christian Svensk, Senior Planner

Minutes
Director Hearing
ONLINE

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

Thursday, May 7, 2020
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 welcome and 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 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 can be downloaded at (<http://www.cityofsacramento.org/Community-Development/Meetings/Director-Hearings>).

PUBLIC PARTICIPATION INSTRUCTIONS: Click on the following link:

<https://saccity.webex.com/saccity/onstage/q.php?MTID=ea834dd17d998a8725d8e0c0e22592ce2> and follow the Attendance Guidelines at the end of this agenda.

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.

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, May 7, 2020

1:00 p.m.

1. New Dwelling with Rear Setback Deviation (DR20-047) (Noticed on 4-24-20)

Location: 2429 Buzz Aldrin Way, APN: 225-2300-018-0000, (District 1)

Entitlements: **Item A.** Previous Adopted Mitigated Negative Declaration; and **Item B.** Site Plan and Design Review to reduce the required rear yard setback for a single-unit dwelling on approximately 0.08 acres in the Multi-Unit Dwelling Zones (R-2A-PUD, R-2B-PUD) and within the Natomas Field Planned Unit Development.

Contact: David Hung, Associate Planner, 916-808-5530

DHung@cityofsacramento.org

Action of the Design Director: Project approved subject to conditions of approval and based on findings of fact.

2. 5526 20th Avenue Tentative Map (Z20-010) (Noticed 4-24-20)

Location: 5526 20th Avenue , APN: 021-0291-017-0000, (District 5)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Map to subdivide a 0.37-acre parcel into two parcels; and **Item C.** Site Plan and Design Review of the map in the Single-Unit Dwelling Zone (R-1).

Contact: Angel Anguiano, Assistant Planner, 916-808-5519,

AAnguiano@cityofsacramento.org

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

3. Green Tech Mobility Hub (Z19-149) (Noticed 4-24-20)

Location: SEC of May Street and Grand Avenue, APN: 251-0096-024-0000, (District 2)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B.** Conditional Use Permit for a standalone parking lot in the Multi-Unit Dwelling Zone (R-2A); and **Item C.** Site Plan and Design Review for the new electric vehicle charging facility.

Contact: Michael Hanebutt, Associate Planner, 916-808-7933,

MHanebutt@cityofsacramento.org

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

4. Single Family Residence (Z19-142) (Noticed 4-24-20)

Location: 1246 Main Avenue, APN: 237-0060-006-0000, (District 2)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B.** Conditional Use Permit to re-establish a legal non-conforming use on 0.24 acres in the Light Industrial Zone (M-1S); and **Item C.** Site Plan and Design Review to construct a new single-unit dwelling.

Contact: Michael Hanebutt, Associate Planner, 916-808-7933,
MHanebutt@cityofsacramento.org

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

5. Tentative Parcel Map (Z19-141) (Noticed 4-24-20)

Location: 1111 U Street & Tomato Alley, APN: 0090135-018-0000, (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); and **Item B.** Tentative Parcel Map to subdivide a 0.149-acre lot into three lots in the Single-Unit or Duplex Dwelling Zone, in the Central City Special Planning District (R-1B-SPD), on a property containing a historic landmark and within the South Site Historic District; **Item C.** Preservation Site Plan & Design Review (PSPDR) for the Tentative Map, with deviations to reduce the minimum lot size and to reduce the minimum lot width on proposed parcels 2 and 3 (alley lots); **Item D.** PSPDR to construct a duplex dwelling (a pair of single-unit dwellings sharing a common wall), on proposed parcels 2 and 3; and **Item E.** PSPDR to review the development standards of an existing building to remain on proposed parcel 1 (front lot), with deviations to reduce the required rear yard setback and to exceed the rear yard coverage for an attached accessory structure.

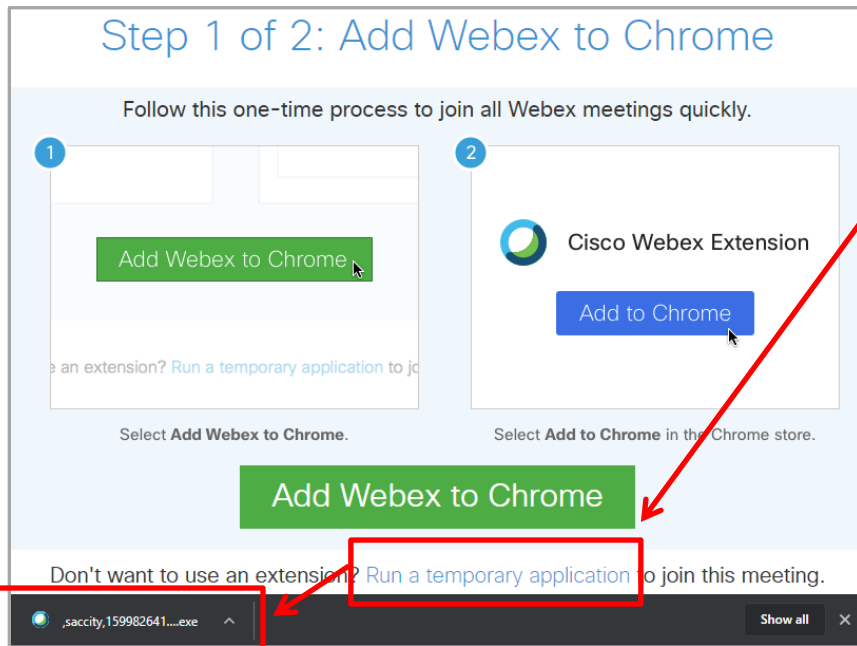
Contact: Robert W. Williams, Associate Planner, 916-808-7686,
RWWilliams@cityofsacramento.org

Action of the Zoning Administrator and Preservation Director: Project 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).

Event Information: April 30, 2020 CBD Director Hearing

Event status: Not started

Date and time: Wednesday, April 15, 2020 5:00 pm
Pacific Daylight Time (San Francisco, GMT-07:00)
[Change time zone](#)

Duration: 30 minutes

Description: ****TEST** April 30, 2020 City of Sacramento Director Hearing ****TEST**

Event material: If you obtained an event password from the host, enter it below and click **View Info**:
..... [View Info](#)

Join Event Now

To join this event, provide the following information.

First name:

Last name:

Email address:

Event password:

Example: [Hearing Agenda](#)

Event Information: April 30, 2020 CDD Director Hearing English : [San Francisco Time](#)

Event status: ● Started

Join Event Now

Date and time: Thursday, April 30, 2020 1:00 pm
Pacific Daylight Time (San Francisco, GMT-07:00)
[Change time zone](#)

To join this event, provide the following information.

Duration: 1 hour 30 minutes

First name:

Description: April 30, 2020 - City of Sacramento Director Hearing

Last name:

Event material: [DR20-033 Draft COA.pdf](#) (101.4 KB)
[DR20-033-INIT-PLANS.pdf](#) (2.4 MB)
[Final Director Agenda 4-30-20.pdf](#) (338.9 KB)
[PB20-011 CoA-draft.pdf](#) (149.1 KB)
[PB20-011_PLANS.pdf](#) (8.1 MB)

Email address:

Join Now

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)

The screenshot shows the Cisco Webex Events interface. The main content area displays an agenda for Thursday, March 19, 2020, at 1:00 p.m., held at 300 Richards Blvd, 3rd Floor Conference Room. The agenda lists three items: 1. Residence Fence and Shed Deviations (DR19 -356), 2. Grocery Outlet Bargain Market Monument Sign (Z19 -119), and 3. Total Leaf Cannabis Delivery (Z19 -129). On the right side, the Participants panel shows the host Matthew Sites and one attendee, General Public (Me). At the bottom right of the interface, a small hand icon is circled in red, indicating the 'Raise your hand' button.

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**.

the coronavirus.

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

PUBLIC PARTICIPATION INSTRUCTIONS: Click on the following link:
<https://saccity.webex.com/saccity/onstage/g.php?MTID=ee92e4402ae45ff03222c107be372dcf8> and follow the Attendance Guidelines at the end of this agenda.

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.

Members of the public are encouraged to project planner at least 24 hours prior to

Thursday, April 30, 2020

Copy event link
Audio connection
Audio connection

1

NOTICE TO THE PUBLIC

Audio Connection

You're not connected to audio.

Connect to audio

- Use computer for audio
- Call me
- Call in

Commissionsubmit@cityofsacramento.org at least 48 hours

Once **Audio Connection** has been selected, a similar selection box will open up. You will have three choices, select the one that best suits your needs. If for some reason you cannot select **Audio Connection** because it is greyed out, don't be alarmed, the moderator 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.