

DIRECTOR(S)

Bruce Monighan, Design Director
Evan Compton, Zoning Administrator
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Christian Svensk, Senior Planner

Minutes
Director Hearing
ONLINE

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

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=e5572accf31d6e7d615ce1fb9a23ee1d8>

Password (case sensitive): **BKkGsDPi496**

Dial-in Number: **1-415-655-0001 (US Toll)**

Dial-in Access Code: **2596 023 7285**

1. 4101 J Street Office (Z21-077) (Noticed 11/8/2021)

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.

3. **2710 Tomato Alley Tentative Map (Z21-090) (Noticed 11/8/2021)**
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.

4. **626-630 I Street Vertical Subdivision (Z21-096) (Noticed 11/8/2021)**
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.

5. **1723 Wentworth Tentative Map (Z21-076) (Noticed 11/8/2021)**
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, AAnguiano@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.

- 6. Morey Avenue Tentative Map (Z21-079) (Noticed 11/8/2021)**
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.

- 7. Avana Park Subdivision (Z20-098) (Noticed 11/8/2021)**
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.

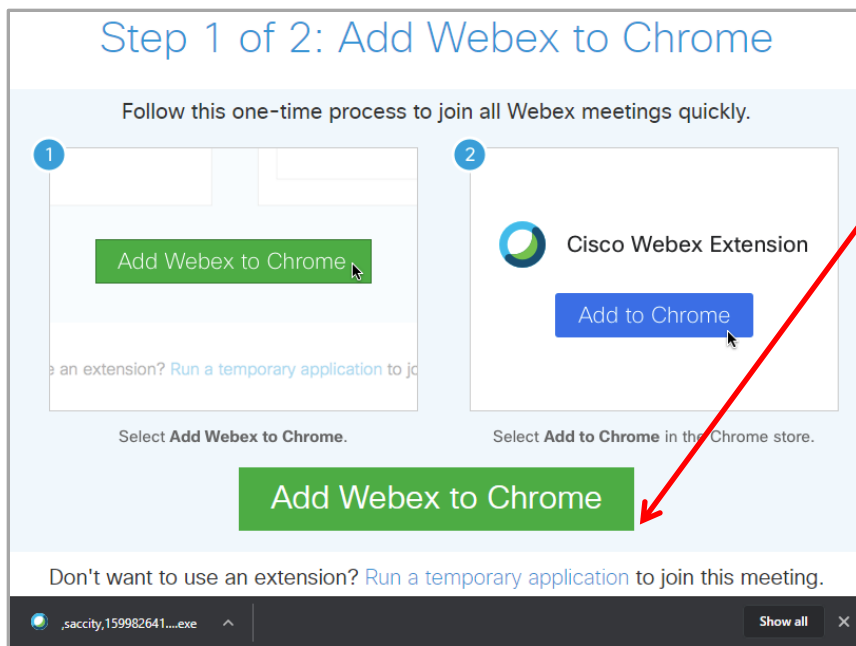
- 8. McClellan Heights Townhomes (Z20-056) (Noticed 11/8/2021)**
Location: 2310-2336 Bell Avenue, APN: 238-0140-012-0000, 238-0140-037-0000, 238-0140-038-0000 (District 2)
Entitlements: **Item A** Exempt (CEQA Guidelines Section 15332, In-Fill Development); **Item B.** Tentative Map to subdivide ±1.29 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).

Event Information: April 30, 2020 CDD 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**:

[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

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

Duration: 1 hour 30 minutes

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

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)

[Join Event Now](#)

To join this event, provide the following information.

First name:

Last name:

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)

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Connected

MS
Matthew Sites (Host)

AGENDA
Thursday, March 19, 2020
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. Residence Fence and Shed Deviations (DR19 -356) (Noticed on 3-06-20)**
Location: 395 Hatteras Way, APN: 031-1020-032-0000, (District 7)
Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15303-New Construction or Conversion); and **Item B** Site Plan and Design Review for deviation to the height of a street side-yard fence and deviation for a detached accessory structure within the street side-yard setback area at an existing single-unit dwelling on approximately 0.15 acres in the Single-Unit Dwelling Zone (R-1).
Contact: David Hung, Associate Planner, 916-808-5530
DHung@cityofsacramento.org
- 2. Grocery Outlet Bargain Market Monument Sign (Z19 -119) (Noticed 2-7-2020)**
Location: 6720 Folsom Boulevard, APN: 015-0010-024-0000, (District 3)
Entitlements: **Item A** Environmental Exemption (Per CEQA 15311 -Accessory Structures); and **Item B.** Sign Variance to exceed height and sign size for the zone (RMX-TO).
Contact: Michael Hanebutt, Associate Planner, 916-808-7933,
MHanebutt@cityofsacramento.org
- 3. Total Leaf Cannabis Delivery (Z19 -129) (Noticed on 2-28-20)**
Location: 241 Lathrop Way, APN: 275-0300-023-0000, (District 3)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301 Existing Facilities); and **Item B.** Conditional Use Permit to establish a 2,000-square-foot non-storefront cannabis dispensary within a portion of a 31,200 -square-foot warehouse located on 2.53 acres within the Light Industrial Zone (M-1-PC) and Parkway Corridor Overlay.
Contact: Robby Thacker, Associate Planner, (916) 808-5584,
RThacker@cityofsacramento.org

Thursday, March 19, 2020 Agenda 2

Participants (2)
Search
Panelist: 1
Matthew Sit... Host
Attendee: 1 (1 displayed)
General Public Me

Microphone icon circled in red

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.

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

Thursday, April 30, 2020

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 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.

AGENDA

Thursday, May 7, 2020

1:00 p.m.

Chat

from General Public to host (privately): 6:26 PM
 I am having connection problems and wish to speak on item #2.

from Matthew Sites (privately): 6:29 PM
 Thanks General Public, please send me your comments regarding item #2 and I will let the director know when it is time to share them. Thank you.

To: Host

Enter chat message here