

DIRECTOR(S)

Bruce Monighan, Design Director,
Sean de Courcy, Preservation Director
Kevin Colin, Zoning Administrator

CITY STAFF

Christian Svensk, Senior Planner
Matt Sites, Senior Architect

Minutes
Director Hearing
ONLINE

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

Thursday June 16, 2022
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.

AGENDA

Thursday, June 16, 2022

1:00 p.m.

Hearing Link:

<https://saccity.webex.com/saccity/j.php?MTID=m946461b44ffb0cd8b172eaae64b24067>

Password (case sensitive): 38U8UkPs7sK (38888577 from phones)

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

Dial-in Access Code: **2598 349 5194**

1. Restaurant Remodel with Outdoor Dining (DR21-154) (Noticed 6/03/2022)

Location: 1201 R Street, APN: 006-0283-006-0000, 006-0283-007-0000, and 006-0283-008-0000 (District 4)

Entitlements: **Item A.** Environmental Exemption per CEQA Guidelines Section 15183-Projects Consistent with a Community Plan or Zoning (corresponding statute Pub. Res. Code 21083.3); **Item B.** Site Plan and Design Review with front yard and rear yard setback deviations for exterior modifications to an existing restaurant use, including: (1) the addition of shipping containers at the front and rear of the site to be used for restrooms, gathering spaces, and decorative elements along R Street; (2) the conversion of the parking lot area into outdoor dining; and (3) a new trash enclosure on a site consisting of three parcels totaling approximately 0.27 acres in the Residential Mixed Use Zone (RMX-SPD) within the Central City Special Planning District; and **Item C.** Time Extension to a Deemed Conditional Use Permit to allow 100% of the building square footage to be used for a commercial use in the RMX zone.

Contact: David Hung, Associate Planner, 916-808-5530, DHung@cityofsacramento.org

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

2. 416 S Street Tentative Map (Z22-015) (Noticed 6/03/2022)

Location: 416 S Street, APN: 009-0054-007-0000 (District 4)

Entitlements: **Item A** Environmental Exemption per CEQA Guidelines section 15315 (Minor Land Divisions); **Item B.** Tentative Map to subdivide a 0.15-acre project site into two lots located within the Residential Office (RO-SPD) zone, Central City Special Planning District (SPD), and South

Side Historic District; and **Item C.** Site Plan & Design Review of the Tentative Map with deviations for the rear-yard setback.

Contact: Henry Feuss, Junior Planner, 916-808-5880,
HFeuss@cityofsacramento.org

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

3. Yamanee Time Extension (Z22-032) (Noticed 6/03/2022)

Location: 2500 & 2508 J Street; APN: 007-0103-001-0000, -002-0000 (District 4)

Entitlements: **Item A.** Previously adopted Sustainable Communities Environmental Assessment and Mitigation Monitoring and Reporting Program (Resolution No. 2016-0224); **Item B.** Tentative Map Time Extension of a previously approved tentative map for condominium purposes (P15-047) on a 0.44-acre site in the General Commercial (C-2-SPD) zone and Central City Special Planning District (SPD) until June 14, 2024; and **Item C.** Site Plan and Design Review Time Extension of a previously approved site plan and design review of the tentative map and the construction of a mixed-use building with deviations to exceed maximum height and a waiver of an off-street loading space (P15-047) until June 14, 2024.

Contact: Zach Dahla, Associate Planner, 916-808-5584,
ZDahla@cityofsacramento.org

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

4. University River Village Tentative Map (Z22-012) (Noticed 6/03/2022)

Location: 7767 & 7901 La Riviera Drive; APN: 079-0010-039-0000, -042-0000 (District 6)

Entitlements: **Item A.** Environmental Exemption per CEQA Guidelines section 15315 (Minor Land Divisions); **Item B.** A Tentative Map to subdivide two parcels totaling 20.17 acres into four lots within the Multi-Unit Dwelling (R-3-PC-PUD) zone, Parkway Corridor Overlay Zone (PC), and College Town Planned Unit Development (PUD) with a deviation for lots without the minimum public street frontage; and **Item C.** Site Plan and Design Review of the Tentative Map layout with deviations to lot depth.

Contact: Zach Dahla, Associate Planner, 916-808-5584,
ZDahla@cityofsacramento.org

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

5. Ventris Place Time Extension (Z22-029) (Noticed 6/03/2022)

Location: 6441 Jacinto Avenue; APN: 117-0930-004-0000 (District 8)

Entitlements: **Item A.** Exempt per CEQA 15061(b)(3)-No Significant Effect; **Item B.** A Tentative Map Time Extension for two additional years (until April 23, 2024) of a previously approved Tentative Subdivision Map (P17-041) to subdivide 5.15 acres into 37 lots, and Site Plan and Design Review Time Extension of the Tentative Subdivision Map and for the construction of 37 single family units with deviations to lot size, lot coverage, and reduce setbacks in the Single-Unit or Duplex Dwelling (R-1A) zone.

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

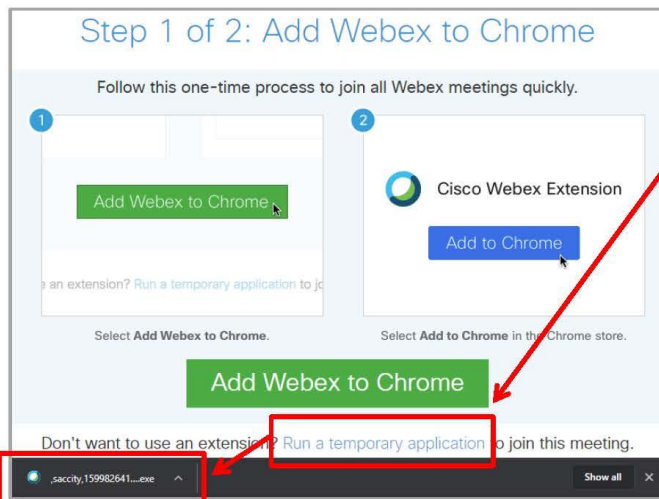
AAnguiano@cityofsacramento.org

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

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.

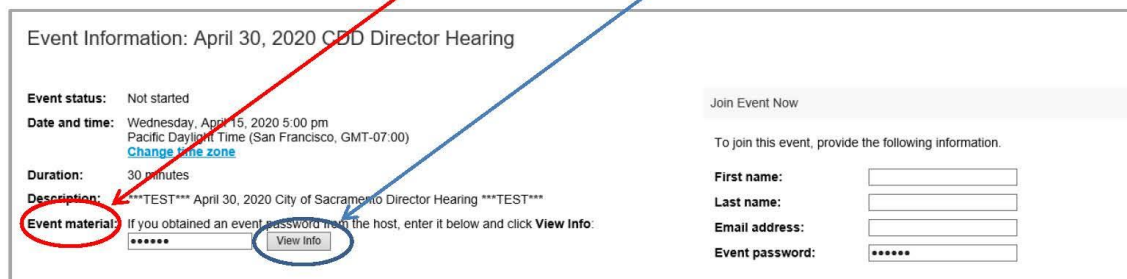


Once you have registered (with name or anonymously) and clicked "Join Now" the following screen will pop-up. The City **recommends** clicking on "**Run a temporary application**" link (at the bottom of WebEx screen) to join the meeting quickly without installing new software. The application should show 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

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-INT-PLANS.pdf](#) (2.4 MB)
[Final Director Agenda 4-30-20.pdf](#) (336.9 KB)
[DR20-011 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)

Cisco Webex Events

File Edit View Communicate Participant Event Help

Connected

Participants (2)

Panelist 1

Matthew Sit... Host

Attendee: 1 (1 displayed)

General Public Me

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

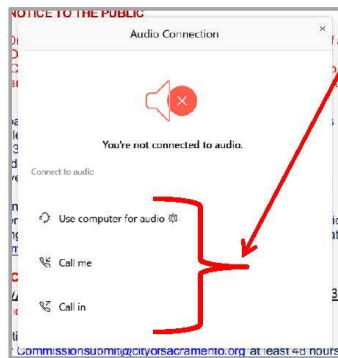
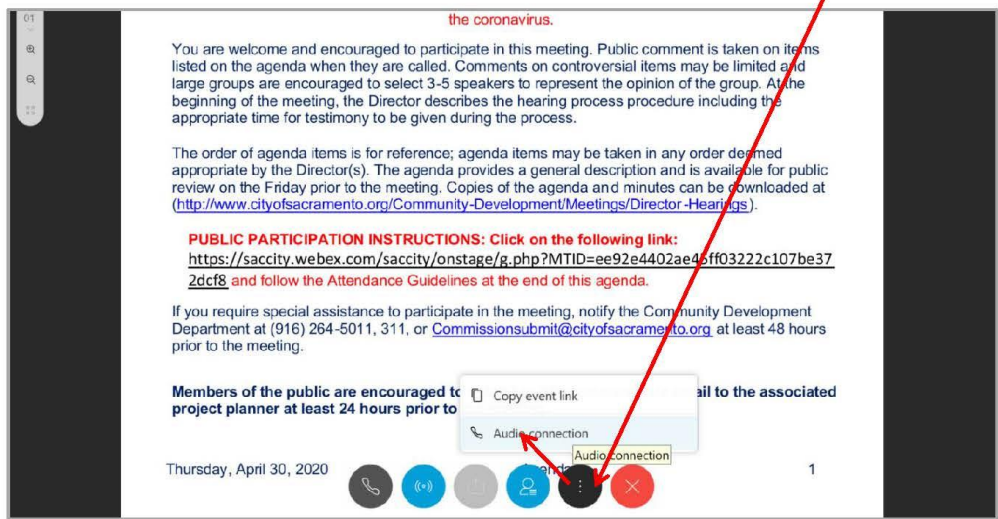
- 1. Residence Fence and Shed Deviations (DR19 -356) (Noticed on 3-06-20)**
Location: 395 Hatteras Way, APN: 031-1020-032-0000, (District 7)
Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15303-New Construction or Conversion); and **Item B.** Sign Plan and Design Review 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-streafont 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) 808-5564,
RThacker@cityofsacramento.org

Thursday, March 19, 2020 Agenda 2

Raise your hand button 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**.



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.

