

DIRECTOR(S)

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Minutes

Director Hearing

300 Richards Blvd, 3rd Floor
Conference Room

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

Thursday, April 11, 2019
12:30 p.m.

NOTICE TO THE PUBLIC

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 are available at 300 Richards Blvd, 3rd Floor, during regular business hours or can be downloaded at (www.cityofsacramento.org/dsd/meetings).

Meeting facilities are accessible to persons with disabilities. 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.

AGENDA

Thursday, April 11, 2019

12:30 p.m.

300 Richards Blvd, 3rd Floor Conference Room

Public Hearings

Please turn off all cellular phones and pagers in the hearing room

1. **New Detached Garage (DR19-033) (Noticed on 03-29-19)**

Location: 1038 55Th Street, APN: 008-0173-029-0000 (District 3)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B.** Site Plan and Design Review to construct a 440 square foot detached accessory structure on a ±0.18-acre parcel in the Single-Unit Dwelling (R-1) zone with a deviation to setback development standards

Contact: Daniel Abbes, Associate Planner, 916-808-5873,
dabbes@cityofsacramento.org

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

2. **Zylstra Detached Second Unit (PB19-001) (Noticed on 03-29-19)**

Location: 2523 U Street, APN: 010-0113-017-0000, (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332 - Infill Development); **Item B.** Preservation Director Site Plan and Design Review to demolish an existing detached accessory structure (garage) at 2523 U Street and construct a new 1044 sq. ft. garage with a 792 sq. ft. second dwelling unit on the second floor. The project site is located in the Single-Unit or Duplex Dwelling (R-1B-SPD) zone and has a land use designation of Traditional Neighborhood Medium Density in the 2035 General Plan. The project is located within the boundaries of the Newton Booth Historic District and the Central City Special Planning District. The existing building on the property is a city landmark.

Contact: Sean deCourcy, Assigned Planner, 916-808-2796,
sdecourcy@cityofsacramento.org

Action of the Preservation Director: Project approved subject to conditions and based on findings of fact

3. **T.H.C.A Inc. (Z18-243) (Noticed on 03-29-19)**

Location: 5380 Watt Avenue, 063-0053-016-0000, (District 6)

Entitlements: **Item A.** Conditional Use Permit Modification to an existing Cannabis Production CUP (cultivation) to increase the cannabis production space by 1,360 square feet to allow 9,200 square feet of cannabis cultivation, 360 square feet of cannabis manufacturing, and 1,000 square feet of cannabis distribution at a 10,560 square foot warehouse located on a 1.28-acre parcel in the Light Industrial (M-1S-R) zone.

Contact: Kevin Valente, Assigned Planner, 916-372-6100,
kvalente@cityofsacramento.org

This item is withdrawn by applicant and will not be heard