

**DIRECTOR(S)**

**Carson Anderson** Preservation Director  
**Bruce Monighan**, Urban Design Manager  
**Joy Patterson**, Zoning Administrator

**CITY STAFF**

**Luis Sanchez**, Senior Architect  
**Sandra Yope**, Senior Planner

# Minutes

## Director Hearing

300 Richards Blvd, 3<sup>rd</sup> Floor  
Conference Room

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

**Thursday, February 01, 2018**  
**1:00 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](http://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](mailto:Commissionsubmit@cityofsacramento.org) at least 48 hours prior to the meeting.

# MINUTES

**Thursday, February 01, 2018**

**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. DR15-120 Keys-Dehaven Residence (Noticed on 01-19-18)**

**Location:** 1381 48TH Street, 008-0281-013-0000, District 3

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** A request to construct a new two-story residence on a parcel of approximately 0.10 acres in the Single Unit Dwelling (R-1) zone in the Citywide Design Review District. This project requires Director level Site Plan and Design Review with deviations from the architectural design bulk control requirements and front yard landscaping requirements.

**Contact:** Matthew Sites, Urban Design Staff, 916-808-7646

**Action of the Design Director: Project approved subject to conditions and based on Findings of Fact**

**2. DR17-317 A Therapeutic Alternative Access Improvement (Noticed on 01-19-18)**

**Location:** 3015 H Street, 003-0212-018-0000, District 3

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA Guideline Section 15301 Existing Facilities); **Item B:** A request to expand and upgrade an existing parking lot for a commercial building in the General Commercial Special Planning District (C-2-SPD) Zone within the Alhambra Corridor SPD Design Review District. The request requires Site Plan and Design Review with deviation to parking maneuvering width requirement.

**Contact:** DR Intern, 916-808-5924

**Action of the Design Director: Project approved subject to conditions and based on Findings of Fact**

**3. DR17-326 Two New Duplex Townhomes (Noticed on 01-19-18)**

**Location:** 1901 H Street, 003-0174-027-0000, D-4

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Site Plan and Design Review to construct two new duplexes on a ±0.14-acre site in the Multi-Unit Dwelling (R-3A) Zone and Central City Design Review District; **Item C:** Tree Permit for the proposed removal of a city tree and a private protected tree

**Contact:** Daniel Abbes, Assistant Planner, 916-808-5873

**Action of the Design Director: Project approved subject to conditions and based on Findings of Fact**

4. **DR17-376 New Single-Unit Dwelling (Noticed on 01-19-18)**  
**Location:** 3696 Hovovnanian Drive, 225-2580-087-0000, D-1  
**Entitlements:** **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15303-New Construction or Conversion); **Item B:** Site Plan and Design Review to construct a new single-unit dwelling on a ±0.08-acre lot in the Multi-Unit Dwelling (R-2B-PUD) Zone and Natomas Central Planned Unit Development with deviation to setback development standards  
**Contact:** Daniel Abbes, Assistant Planner, 916-808-5873

**This item was withdrawn.**

5. **M18-001 Winn Park Historic District Expansion (Noticed on 01-19-18)**  
**Location:** 1616, 1620, and 1624 21st Street, 007-0315-013-0000, 007-0315-014-0000, 007-0315-015-0000, D-4  
**Entitlements:** **Item A:** A request to list 1616, 1620, and 1624 21st Street on the Sacramento Register of Historical and Cultural Resources pursuant to City Code Section 17.604.220. This request involves expanding the historic district boundaries to include the three subject parcels. This determination requires review and approval by the Preservation Director); **Item B:** Action is CEQA exempt per PRC Code Sec. 15308-Actions by Regulatory Agencies to Protect the Environment  
**Contact:** Sean deCourcy, Associate Planner, 916-808-2796

**Action of the Preservation Director: to concur with the statement of nomination and to forward written notification of that decision to the preservation commission (per Section 17.604.220 of the Planning & development Code)**

6. **Z17-046 4080 24th Street CUP (Noticed on 01-19-18)**  
**Location:** 4080 24TH Street, 018-0026-025-0000, D-5  
**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Conditional Use Permit for cannabis production to include non-volatile manufacturing and distribution.  
**Contact:** Michael Hanebutt, Assistant Planner, 916-808-7933

**Action of the Zoning Administrator: Public hearing conducted. Project taken under advisement and decision will be rendered at a later date**

7. **Z17-102 1030 North D Street CUP for Cultivation/Non-Volatile Manufacturing (Noticed on 01-19-18)**  
**Location:** 1030 N D Street, 001-0112-045-0000, District 2  
**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item C:** Conditional Use Permit for Cannabis Production for Cultivation and Manufacturing within an existing 8800 square foot warehouse building in the Heavy Commercial (C-4 SPD) Zone in the River District Special Planning District; **Item D:** For minor exterior modifications to the existing building in the C-4 SPD Zone in the River District SPD and Design Review area  
**Contact:** Ron Bess, Assistant Planner, (916) 808-8272

**Action of the Zoning Administrator: Public hearing conducted. Project taken under advisement and decision will be rendered at a later date**

**8. Z17-193 8671 Elder Creek Cultivation (Noticed on 01-19-18)**

**Location:**8671 Elder Creek Road, 062-0150-005-0000, D-6

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item C:** Conditional use permit for cannabis cultivation within a portion of an existing warehouse building in the M-2S zone

**Contact:** Miriam Lim, Assistant Planner, 916-808-3540

**Action of the Zoning Administrator: Public hearing conducted. Project taken under advisement and decision will be rendered at a later date**