

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, June 14, 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).

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.

MINUTES

Thursday, June 14, 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. Z18-096 TM Revision Greenbriar P11-093 (Continued from 06-07-18)

Location: 0 W Elkhorn Boulevard, 201-0300-069-0000, District 1

Entitlements: **Item A:** Addendum to the EIR for Greenbriar; **Item B:** Tentative Map Design Deviation. A request to reduce the number of residential units in Phase I of the Greenbriar Development from 1,489 units to 1,362 units on 308.5 acres in the Single family Residential (R 1 PUD) zone and Single family Residential (R 1A PUD) zone and located in the Greenbriar Planned Unit Development (PUD).

Contact: Dana Mahaffey, Associate Planner, 916-808-2762

This item will continue to be re-noticed

2. DR18-165 1st Avenue Secondary Dwelling Unit (Noticed on 06-01-18)

Location: 2017 1St Avenue, 010-0276-011-0000, District 5

Entitlements: **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15303-New Construction or Conversion); **Item B:** Site Plan and Design Review to construct a 1,200 square-foot secondary dwelling unit over a garage on an approximately 0.1-acre parcel in the Single-Unit Dwelling (R-1) zone with deviations for rear yard setback and for window openings more than 10 feet above the ground on the rear elevation.

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

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

3. DR18-172 Sacramento Community Center Theater Expansion (Noticed on 06-01-18)

Entitlements: **Item A: Review and Comment Only** - Site Plan and Design Review for the expansion and remodel of the Sacramento Community Center Theater. Design Director recommendations and advisory conditions of approval are requested and will be forwarded to City Council for final consideration

Location: 1114 14Th Street, 006-0115-020-0000, District 4

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

Action of the Design Director: Advisory comments provided

4. DR18-181 Sacramento Convention Center Expansion and Renovation (Noticed on 06-01-18)

Entitlements: **Item A: Review and Comment Only** Site Plan and Design Review

for the partial demolition and reconstruction of the Sacramento Convention Center. Design Director recommendations and advisory conditions of approval are requested and will be forwarded to City Council for final consideration
Location: 1100 14Th Street, 006-0115-016-0000, 006-0115-017-0000, 006-0115-018-0000, 006-0115-019-0000, District 4
Contact: Matthew Sites, Urban Design Staff, 916-808-7646

Action of the Design Director: Advisory comments provided

5. Z17-208 8440 Elder Creek Road Cannabis Cultivation (Noticed on 06-01-18)

Location: 8440 Elder Creek Road, 064-0010-142-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit to cultivate cannabis within an existing building (no exterior changes proposed) on a 1.48-acre site in the Heavy Industrial (M2-S) Zone

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

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

6. Z18-026 4350 Pell Drive Cannabis Conditional Use Permit (Noticed on 06-01-18) (Noticed on 06-01-18)

Location: 4350 Pell Drive, 237-0022-096-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for cannabis production (cultivation and manufacturing) within an existing ±156,373 square foot warehouse building (no exterior changes proposed) on a ±11.91acre site in the Light Industrial (M-1) zone

Contact: Dana Mahaffey, Associate Planner, 916-808-2762

This item will continue to be re-noticed