

**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, September 14, 2017**  
**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, September 14, 2017**

**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. DR17-222 Ross Donner 5th Avenue Project. (Noticed on 09-01-17)**

**Location:** 3033 & 3023 Donner Five Ally, 013-0137-016-0000, 013-0137-017-0000, District 5

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Site Plan and Design Review to construct a single-family residence with secondary dwelling unit on each of the two lots in the Multi-Unit Dwelling (R-4) zone, with deviation to reduce the rear yard setback for each of the secondary dwelling units

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

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

**2. DR17-240 Single-Unit Dwelling Setback Legalization. (Noticed on 09-01-17)**

**Location:** 5150 Kokomo Drive, 201-1270-184-0000, District 1

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15061(b)(3) - No Significant Effect); **Item B:** Site Plan and Design Review to legalize the rear-yard setback deviation of a single-unit dwelling on a ±0.07-acre parcel in the Single-Unit or Duplex Dwelling (R-1A-PUD) Zone and Creekside Planned Unit Development.

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

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

**3. DR17-268 New Single-Unit Dwelling. (Noticed on 09-01-17)**

**Location:** 3385 Rio Linda Boulevard, 251-0241-005-0000, District 2

**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 ±0.11-acre parcel in the Multi-Unit Dwelling (R-2A) Zone and Del Paso Heights Design Review District with deviation to setback development standards.

**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. PB17-038 Corless Residence Remodel (Noticed on 09-01-17)**

**Location:** 1931 21ST Street, 010-0032-013-0000, District 4

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15331-Historical RR/R);

**Item B:** Site Plan and Design Review for minor rehabilitation work, new doors and windows at the rear of the home, and construction of a new deck at the rear of an existing landmark structure on 0.20 acres in the General Commercial (C-2) zone and within the Poverty Ridge Historic District

**Contact:** Michael Hanebutt, Assistant Planner, 916-808-7933

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

**5. Z17-002 2415 H Street (Noticed on 09-01-17)**

**Location:** 2415 H Street, 003-0192-018-0000, District 4

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Tentative Parcel Map to subdivide one ±0.15-acre lot (developed with one home) into two lots in the Multi-Unit dwelling (R-3A) zone; **Item C:** Site Plan & Design Review for the proposed new lots with one existing home. (No new construction or building modifications are proposed with this project).

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

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

**6. Z17-075 Sutter Community Garage TM (Noticed on 09-01-17)**

**Location:** 2701 N Street, 007-0172-023-0000, District 4

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Tentative Map for condominium purposes to convert an existing multi-story parking garage with retail space into a two unit condominium on 1.19 acres in the General Commercial (C-2) zone

**Contact:** Michael Hanebutt, Assistant Planner, 916-808-7933

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

**7. Z17-139 Marysville Estates Tentative Map Time Extension (Noticed on 09-01-17)**

**Location:** 3509 Marysville Blvd, 251-0181-020-0000, District 2

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Tentative Map Time Extension for a two year time extension to the previously approved Marysville Estates Tentative Map which subdivided 0.6-acres into 9 single family residential lots within the Multi-Unit Dwelling (R-3) zone district

**Contact:** Robby Thacker, Assistant Planner, 916-808-5584

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

- 8. Z17-152 Cathedral Square Tentative Map Time Extension (Noticed on 09-01-17)**  
**Location:** SW corner of 11 Street & J Street, 006-0103-007, 008, 009, 015, District 4  
**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15162 – Subsequent EIRs and Negative Declarations); **Item B:** Tentative Map Time Extension for a two year time extension to the previously approved Cathedral Square Tentative Map which subdivided 0.67-acres into one lot for condominium purposes to allow a 25-story building with 242 condominium units within the Central Business District (C-3-SPD) zone district  
**Contact:** Robby Thacker, Assistant Planner, 916-808-5584

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

- 9. Z17-034 Planet Green Farms (Noticed on 09-01-17)**  
**Location:** 6230 88Th Street, 062-0160-004-0000, District 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 marijuana cultivation within an existing building in the Heavy Industrial (M-2S) zone; **Item D:** Site Plan and Design Review with a deviation to reduce parking requirements and minor exterior modifications.  
**Contact:** Miriam Lim, Assistant Planner, 916-808-3540

**Action of the Zoning Administrator: Public hearing conducted and project taken under advisement. Written decision to follow.**

- 10. Z17-044 2500 Grand Avenue - Marijuana Cultivation (Noticed on 09-01-17)**  
**Location:** 2500 Grand Avenue, 252-0152-004-0000, District 2  
**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for Marijuana Cultivation in two existing buildings in the C-4 zone; **Item C:** Site Plan & Design Review for minor exterior renovations  
**Contact:** Robert W. Williams, Associate Planner, 916-808-7686

**Action of the Zoning Administrator: Public hearing conducted and project taken under advisement. Written decision to follow.**

- 11. Z17-055 NuGenetix, Inc. Clone Project (Noticed on 09-01-17)**  
**Location:** 5701 88Th Street, 062-0110-006-0000, District 6  
**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect)&Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for Marijuana Cultivation in an existing building in the Heavy Industrial (M-2S) Zone.; **Item C:** Site Plan and Design Review for minor alterations to the existing building  
**Contact:** Matthew Sites, Urban Design Staff, 916-808-7646

**Action of the Zoning Administrator: Public hearing conducted and project taken**

**under advisement. Written decision to follow.**

**12.Z17-060 5380 South Watt - Marijuana Cultivation - THCA Incorporated (Noticed on 09-01-17)**

**Location:** 5380 South Watt Avenue, 063-0053-016-0000, District 6

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for Marijuana Cultivation in an existing building in the M-1S-R zone; **Item C:** Site Plan & Design Review for minor exterior renovations

**Contact:** Robert W. Williams, Associate Planner, 916-808-7686

**Action of the Zoning Administrator: Public hearing conducted and project taken under advisement. Written decision to follow.**

**13.Z17-064 5801 88th Street Marijuana Cultivation - NuGenetix, Inc (Noticed on 09-01-17)**

**Location:** 5801 88th Street, 062-0110-008-0000, District 6

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for Marijuana Cultivation in an existing building in the M-2S zone; **Item C:** Site Plan & Design Review for minor exterior renovations.

**Contact:** Robert W. Williams, Associate Planner, 916-808-7686

**Action of the Zoning Administrator: Public hearing conducted and project taken under advisement. Written decision to follow.**