

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, November 2, 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).

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, November 2, 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. DR17-217 Office Parking Lot Expansion (Continued from 10-26-17)

Location: 5655-5665 Freeport Boulevard, 025-0121-016-0000, 025-0121-017-0000, District 5

Entitlements: **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15311-Accessory Structures); **Item B:** Site Plan and Design Review to upgrade and expand existing commercial parking lot on a total of 0.58 acres in the General Commercial Executive Airport Overlay (C-2-EA-4) zone with the deviation to exceed the maximum vehicle parking requirement for office use

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

Action of the Design Director: **Approved subject to conditions and Findings of Fact**

2. DR17-225 2024 Bell Avenue New Trucking Facility (Continued from 10-26-17)

Location: 2024 Bell Avenue, 238-0130-006-0000, 238-0130-015-0000, District 2

Entitlements: **Item A** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Site Plan and Design Review to construct a new ±5706 square foot trucking facility on a ±2.50 acre site located in the Light Industrial (M-1-SPD) zone, McClellan Heights and Parker Homes Special Planning District and the Del Paso Heights Design Review District with deviation to masonry wall requirements.

Contact: DR Intern, Assigned Planner, 916-808-5924

Action of the Design Director: **Approved subject to conditions and Findings of Fact**

3. DR16-330 Natomas Corporate Center Commercial Building (Noticed on 10-20-17)

Location: 274-0042-043-0000, 274-0710-002-0000, District 3

Entitlements: **Item A** Addendum to Mitigated Negative Declaration; **Item B:** Site Plan and Design Review to construct a 3-story 90,543± square-foot commercial building and parking lot on a 4.04 acre parcel and a new stand-alone parking lot on an adjacent 2.06 acre parcel in the General Commercial (C-2-PUD) zone within the Natomas Corporate Center Planned Unit Development; **Item C:** Tree Removal Permit to remove (5) private protected trees

Contact: Ethan Meltzer, Assistant Planner, 916-808-5879

Action of the Design Director: **Approved subject to conditions and Findings of Fact**

4. Z15-031 Vietnamese Community Center CUP Modification of P09-016 (Noticed on 10-20-17)

Location: 6270 Elder Creek Road, 040-0021-051-0000, District 6

Entitlements: **Item A** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit Modification of P09-016, to extend hours of operation of an existing assembly use, in the R-1 & R-2 zones

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

Action of the Zoning Administrator: **Approved subject to conditions and Findings of Fact**

5. Z17-026 8296-8300 Alpine (Noticed on 10-20-17)

Location: 8296 Alpine Avenue, 061-0100-013-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities) (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** A request to allow marijuana cultivation within an existing 24,000 square foot warehouse building in the Heavy Industrial (M-1S-SWR) Zone. The project requires a Zoning Administrator Conditional Use Permit for marijuana cultivation. Site Plan and Design Review for minor exterior modifications and two new greenhouses in the Light Industrial (M-1S-SWR) zone.

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

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

6. Z17-110 8131 37th Avenue - Marijuana Cultivation - All In Alliance (Noticed on 10-20-17)

Location: 8131 37th Avenue, 027-0360-023-0000, 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 zone. **Item C:** Site Plan & Design Review for a rear addition and minor exterior renovations.

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

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

7. Z17-112 8836 Elder Creek - Marijuana Cultivation - New Life (Noticed on 10-20-17)

Location: 8836 Elder Creek Road, 064-0020-081-0005, 064-0020-081-0006, 064-0020-081-0007, 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

Continued to November 09, 2017