

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 30, 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 30, 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. PB17-039 Franke Staircase Replacement (Noticed on 11-17-17)

Location: 2400 H Street, 007-0031-002-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** A request for Site Plan and Design Review to replace the existing front and rear staircase and gutters on the existing building. The building is a Historic Landmark in the Boulevard Park Historic District and is located within the Multi-Unit (R3-A 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

2. DR17-022 Four New Single-Unit Dwellings (Noticed on 11-17-17)

Location: 5011 Del Rio Road, 016-0273-002-0000, District 4

Entitlements: **Item A** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Site Plan and Design Review to construct four new single-unit dwellings on a one-acre site in the Single-Unit Dwelling (R-1-EA4) Zone with deviations 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

3. Z17-111 The Metropolitan (Noticed on 11-17-17)

Location: 921 10Th Street, 006-0044-009-0000, 006-0044-010-0000, 006-0044-011-0000, 006-0044-012-0000, 006-0044-013-0000, District 1

Entitlements: **Item A:** Previously certified Environmental Impact Report (SCH #2006042161); **Item B:** A request for a time extension of a previously approved tentative map to designate the parcel for condominium purposes on 0.96 acres in the Central Business District (C-3-SPD) zone and within the Central Business District Special Planning District.

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

Action of the Zoning Administrator: Time extension approved for one year

4. **Z17-165 1401 Rene Ave - T-map 1 to 2 - Lukovenko Parcel Map (Noticed on 11-16-17)**
Location: 1401 Rene Avenue, 237-0231-046-0000, District 2
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Tentative Parcel Map to subdivide one into two lots in the R-1 zone; **Item C:** Site Plan & Design Review for the Tentative Map, with a deviation to exceed the maximum lot depth; **Item D:** Site Plan & Design Review to review the development standards of an existing two-story single-unit dwelling on a proposed new lot, with a deviation to exceed the front setback area paving limit
Contact: Robert W. Williams, Associate Planner, 916-808-7686

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

5. **Z17-179 3632 52nd Street Parcel Map. (Noticed on 11-16-17)**
Location: 3632 52nd Street, 015-0251-018-0000, District 6
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Tentative Parcel Map to subdivide a 0.28-acre parcel into two parcels within the Single-Unit Dwelling (R-1) zone); **Item C:** Site Plan and Design Review for the proposed parcels and a deviation to reduce the lot widths of both parcels to less than 52-feet.
Contact: Robby Thacker, Assistant Planner, 916-808-5584

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

6. **Z17-191 1416 E Street - T-map 1 to 2 – 1416 E Parcel Map. (Noticed on 11-16-17)**
Location: 1416 E Street, 002-0126-003-0000, District 4
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Tentative Parcel Map to subdivide one into two lots in the R-3A zone); **Item C:** Preservation Site Plan & Design Review for the Tentative Map, and to review the development standards of an existing single-unit dwelling on a proposed new lot.
Contact: Robert W. Williams, Associate Planner, 916-808-7686

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

7. **Z17-112 8836 Elder Creek - Marijuana Cultivation - New Life (Continued from 11-09-17)**
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

Action of of the Action of of the Zoning Adminstrator: Public Hearing conducted and project taken under advisement. Written decision to follow

8. Z17-036 8651 & 8655 Younger Creek Cannabis Cultivation and Manufacturing (Noticed on 11-16-17)

Location: 8651 & 8655 Younger Creek Drive, 062-0120-031-0000, 062-0120-032-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA Guidelines Sections 15061(b)(3)-No Significant Effect and 15301-Existing Facilities); **Item B:** Conditional Use Permit to allow cannabis cultivation within two existing industrial buildings totaling 72,000 square feet on a total of 3.9 gross acres in the Heavy Industrial (M-2(S)) zone; **Item C:** Conditional Use Permit to allow cannabis manufacturing within two existing industrial buildings totaling 72,000 square feet on a total of 3.9 gross acres in the Heavy Industrial (M-2(S)) zone; **Item D:** Site Plan and Design Review for minor site modifications

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

Action of of the Action of of the Zoning Adminstrator: Public Hearing conducted and project taken under advisement. Written decision to follow

9. Z17-040 5740 Outfall Circle Marijuana Cultivation (Noticed on 11-16-17)

Location: 5740 Outfall Circle, 062-0120-029-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA Guidelines Sections 15301 Existing Facilities and 15061(b)(3) No Significant Effect); **Item B:** Conditional Use Permit to cultivate marijuana within an existing building (no exterior changes proposed) on a ±0.5-acre parcel in the Heavy Industrial (M-2S) Zone.

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

Action of of the Action of of the Zoning Adminstrator: Public Hearing conducted and project taken under advisement. Written decision to follow

10.Z17-045 5750 Alder Avenue Marijuana Cultivation and Manufacturing (Noticed on 11-16-17)

Location: 5750 Alder Avenue, 062-0080-034-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit to operate indoor marijuana cultivation in an existing 39,600 square foot warehouse building on approximately 1.78 acres in the Heavy Industrial (M-2S) Zone; **Item C:** Conditional Use Permit to operate nonvolatile marijuana manufacturing in an existing 39,600 square foot warehouse building on approximately 1.78 acres in the Heavy Industrial (M-2S) Zone; **Item D:** Site Plan and Design Review for minor alterations to the existing building including outdoor lighting, security cameras, and mechanical equipment

Contact: Garrett Norman, Assigned Planner, 916-808-7934

Action of of the Action of of the Zoning Adminstrator: Public Hearing conducted and project taken under advisement. Written decision to follow

11.Z17-072 8530 & 8540 Fruitridge Cannabis Cultivation (Noticed on 11-16-17)

Location: 8530 & 8540 Fruitridge Road, 062-0090-025-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA Guidelines Sections 15061(b)(3)-No Significant Effect and 15301-Existing Facilities); **Item B:** Conditional Use Permit to allow cannabis cultivation use in an existing approximately 20,000 square-foot space within a 66,000 square-foot industrial building on 4.78 acres in the Heavy Industrial (M-2(S) zone); **Item C:** Site Plan and Design Review for minor site modifications

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

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

12.Z17-082 4150 Florin Perkins Marijuana Cultivation and Manufacturing (Noticed on 11-16-17)

Location: 4150 Florin Perkins Road, 061-0140-046-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit to operate indoor marijuana cultivation in an existing 34,907 square foot warehouse building on approximately 2.09 acres in the Light Industrial and Solid Waste Restricted Overlay (M-1S-SWR) Zone; **Item C:** Conditional Use Permit to operate nonvolatile marijuana manufacturing in an existing 34,907 square foot warehouse building on approximately 2.09 acres in the Light Industrial and Solid Waste Restricted Overlay (M-1S-SWR) Zone; **Item D:** Site Plan and Design Review for minor alterations to the existing building including outdoor lighting, security cameras, and mechanical equipment.

Contact: Garrett Norman, Associate Planner, 916-808-7934

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

13.Z17-125 River City Greens Cultivation (Noticed on 11-16-17)

Location: 8178 Belvedere Avenue

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 ±20,500-square foot warehouse building; **Item D:** Minor Additions/Alterations for minor exterior modifications to the existing building on a ±0.93-acre lot in the M-1S-SWR zone

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

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

14.Z17-161 Rovana Circle Medical Marijuana Cultivation (Noticed on 11-16-17)

Location: 8372 Rovana Circle, 064-0010-106-0000, 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-2) zone

Contact: Angel Anguiano, Junior Planner, 916-808-5519

Action of of the Action of of the Zoning Adminstrator: Public Hearing conducted and project taken under advisement. Written decision to follow

15.Z17-167 Liveade Wellness, Inc. (Noticed on 11-16-17)

Location: 310 Dos Rios, 001-0114-003-0000, District 3

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 Commercial (C-4) zone

Contact: Angel Anguiano, Junior Planner, 916-808-5519

Withdrawn from the agenda to be renoticed at a future date