

**DIRECTOR(S)**

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

**CITY STAFF**

**Christian Svensk**, Senior Planner

# Minutes

## Director Hearing

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

**Published by the  
Community Development Department**

**Wednesday, December 05, 2018  
9:00 a.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

**Wednesday, December 05, 2018**

**9:00 a.m.**

**300 Richards Blvd, 3rd Floor Conference Room**

## Public Hearings

Please turn off all cellular phones and pagers in the hearing room

### **1. Arden Cultivation Facility (Z18-043) (Continued from 11-28-18)**

**Location:** 948-950 Arden Way, APN: 277-0134-014-0000, 277-0134-015-0000, 277-0134-016-0000, (Council District 2)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15301-Existing Facilities); **Item B.** Conditional Use Permit to establish approximately 15,600 square feet of cannabis cultivation use within two existing warehouse structures totaling approximately 18,380 square feet on three parcels totaling approximately 0.63 acres in the General Commercial Transit Overlay (C-2-TO) zone; **Item C.** Site Plan and Design Review for minor exterior alterations to existing warehouse structures and site improvements within the Swanston Station Design Review District.

**Contact:** David Hung, Associate Planner, 916-808-5530, [dhung@cityofsacramento.org](mailto:dhung@cityofsacramento.org)

**Continued to January 09, 2019**

### **2. WeGrow CA Delivery Conditional Use Permit (Z18-082) (Continued from 11-28-18)**

**Location:** 8651 Younger Creek Drive, APN: 062-0120-031-0000, (Council District 6)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** A Conditional Use Permit to operate a non-storefront, retail cannabis dispensary with delivery-only services within a 380 square foot portion of an existing 36,000 square foot warehouse located on a 1.6 acre parcel in the Heavy Industrial (M-2-S) zone.

**Contact:** Kevin Valente, Assigned Planner, 916-372-6100, [kvalente@raneymanagement.com](mailto:kvalente@raneymanagement.com)

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

### **3. Evergreen Gardens Cultivation (Z18-020) (Noticed on 11-23-18)**

**Location:** 2205 Evergreen Street, APN: 277-0134-009-0000, (Council District 2)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B.** Conditional Use Permit for Cannabis Production to include cultivation, manufacturing, and distribution on 0.36 acres in the General Commercial (C-2-TO) zone and within the Transit Overlay.

**Contact:** Michael Hanebutt, Assigned Planner, 916-808-7933, [mhanebutt@cityofsacramento.org](mailto:mhanebutt@cityofsacramento.org)

**Continued to December 12, 2018**

### **4. 8180 Signal Court – Cannabis Distribution – Signal Court Partners (Z18-023)**

**(Noticed on 11-23-18)**

**Location:** 8180 Signal Court, APN: 038-0320-023-0000, (Council District 6)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities);

**Item B.** Conditional Use Permit for Cannabis Production (distribution) in existing buildings of ±72,058 square feet, on approximately 7.56 acres in the Heavy Industrial Zone (M-2S); **Item C:** Site Plan & Design Review for minor exterior renovations.

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

[rwwilliams@cityofsacramento.org](mailto:rwwilliams@cityofsacramento.org)

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

**5. For the Patients Collective - Delivery Dispensary (Z18-090) (Noticed on 11-23-18)**

**Location:** 5470 Florin Perkins Road, APN: 061-0173-035-0000, (Council District 6)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities);

**Item B.** Conditional Use Permit to operate a retail, non-storefront cannabis dispensary with delivery only services within a 455-square foot (sf) suite of a 15,000-sf warehouse located on a 0.73-acre parcel in the Heavy Industrial (M-2S) zone; **Item C.** Site Plan and Design Review for minor exterior modifications on a 15,000-sf warehouse located on a 0.73-acre parcel in the Heavy Industrial (M-2S) zone.

**Contact:** Kevin Valente, Assigned Planner, 916-372-6100,

[kvalente@raneymanagement.com](mailto:kvalente@raneymanagement.com)

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

**6. 6261 Florin Perkins Road CUP for Cannabis Production (Z18-095) (Noticed on 11-23-18)**

**Location:** 6261 Florin Perkins Road, APN: 062-0050-070-0000, (Council District 6)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities);

**Item B.** Conditional Use Permit (CUP) to allow 43,078-square feet of cannabis cultivation, 8,012-square feet of cannabis manufacturing, and 3,552 square feet of cannabis distribution in a 57,000-square-foot (sf) warehouse located on a 3.11-acre parcel in the Heavy Industrial (M-2S) zone.

**Contact:** Kevin Valente, Assigned Planner, 916-372-6100,

[kvalente@raneymanagement.com](mailto:kvalente@raneymanagement.com)

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

**7. 8540 Thys Court Cannabis Cultivation Conditional Use Permit (Z18-097) (Noticed on 11-23-18)**

**Location:** 8540 Thys Court, APN: 062-0070-019-0000, (Council District 6)

**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities);

**Item B.** Conditional Use Permit for 9,995-square feet of cannabis cultivation within an existing warehouse located on a 0.69-acre parcel in the Heavy Industrial (M-2S) zone; **Item C.** Site Plan & Design Review for minor exterior modifications of an existing warehouse located on a 0.69-acre parcel in the Heavy Industrial (M-2S) zone

Contact: Kevin Valente, Assigned Planner, 916-372-6100,

[kvalente@raneymanagement.com](mailto:kvalente@raneymanagement.com)

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