

Minutes

Director Hearing

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Community Development Department
(916) 264-5011

DIRECTOR(S)

Bruce Monighan, Design Director,
Sean de Courcy, Preservation Director
Kevin Colin, Zoning Administrator

CITY STAFF

Jordyn Tanaka, Administrative Technician

Thursday July 20, 2023
1:00 p.m.

Join this meeting via Zoom

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Errata Items

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Attendance Assistance

If you have general questions or require special assistant to participate in the meeting, call (916) 264-5011 or email commissionsubmit@cityofsacramento.org at least 48 hours prior to the meeting.

1. 4th Avenue Tentative Parcel Map (Z22-065) (Noticed 7/07/2023)

Location: Western Terminus of 4th Avenue near 5th Street, APN: 012-0151-049-0000 (Districts 4,7, Represented by Councilmembers Valenzuela, Jennings)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B.** Tentative Parcel Map to subdivide a +0.41-acre lot into three lots within the Single-Unit Dwelling (R-1) Zone; **Item C.** Site Plan and Design Review of the Tentative Parcel Map with deviations to lot depth development standards. There is no construction proposed with this request.

Contact: Daniel Abbes, Associate Planner, 916-808-5873,
DAbbes@cityofsacramento.org

Item Withdrawn to be Re-noticed.

2. Analemma, LLC – Cannabis Production (Z23-026) (Noticed 7/07/2023)

Location: 8540 Morrison Creek Drive, APN: 064-0020-070-0000 (District 6, Represented by Councilmember Guerra)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Conditional Use Permit to establish cannabis production (cultivation & distribution), in an existing 14,000-square-foot building, on a 0.91-acre developed parcel in the Heavy Industrial (M-2S) Zone.

Contact: Robert W Williams, Associate Planner, 916-808-7686,
RWWilliams@cityofsacramento.org

Action of the Zoning Administrator: project approved subject to conditions of approval and based on Findings of Fact.

3. Fairhaven Subdivision (Z22-046) (Noticed 5/12/2023) [Continued from 5/25/2023]

Location: 4360 63rd Street, APN: 021-0237-017-0000 (District 6, Represented by Councilmember Guerra)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B.** Tentative Subdivision Map to subdivide a +3.82-acre lot into 30 residential lots, two private streets, and one common lot within the Single-Unit or Duplex Dwelling (R-1A) zone; **Item C.** Tentative Subdivision Map deviations for non-standard streets; **Item D.** Site Plan and Design Review of the Tentative Subdivision Map and to construct 30 dwelling units and a recreation center within the Single-Unit Dwelling (R-1) zone. Twenty accessory dwelling units are also proposed under a separate ministerial review application (IR22-246); and **Item E.** Tree Permit to remove city street trees.

Contact: Daniel Abbes, Associate Planner, 916-808-5873,
DAbbes@cityofsacramento.org

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