

DIRECTOR(S)

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Minutes

Director Hearing

300 Richards Blvd, 3rd Floor
Conference Room

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Community Development Department
(916) 264-5011

Thursday, March 01, 2018
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, March 01, 2018

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. DR17-384 AT&T Small Cell Node 78 - Antenna on existing utility pole (Noticed on 02-16-18)

Location: Public right-of-way near 527 26th Street, Near APN: 003-0146-022-0000 & 003-0146-023-0000, District 4

Entitlements: **Item A:** A. Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Site Plan & Design Review for the proposed installation of wireless antennas to be located on an existing utility pole in the public right-of-way, in the R-1B zone.

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

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

2. DR17-385 AT&T Small Cell Node 06 - Antenna on existing utility pole (Noticed on 02-16-18)

Location: Public right-of-way on 4th Street near R Street, Near APN: 009-0051-006-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Site Plan & Design Review for the proposed installation of wireless antennas to be located on an existing utility pole in the public right-of-way, in the RMX-SPD zone.

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

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

3. DR17-386 AT&T Small Cell Node 03 - Antenna on existing utility pole (Noticed on 02-16-18)

Location: Public right-of-way near 6441 Folsom Blvd. at 65th Street Near APN: 008-0382-022-0000, District 3

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Site Plan & Design Review for the proposed installation of wireless antennas to be located on an existing utility pole in the public right-of-way, in the RMX-TO zone

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

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

4. DR17-387 AT&T Small Cell Node 34 - Antenna on existing utility pole (Noticed on 02-16-18)

Location: Public right-of-way near 1118 16th Street at Kayak Alley Near APN: 006-0122-006-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Site Plan & Design Review for the proposed installation of wireless antennas to be located on an existing utility pole in the public right-of-way, in the C-3-SPD zone.

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

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

5. DR17-388 AT&T Small Cell Node 15 - Antenna on existing utility pole (Noticed on 02-16-18)

Location: Public right-of-way near 5610 Folsom Blvd, Near APN: 008-0010-025-0000 & 008-0010-026-0000, District 3

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Site Plan & Design Review for the proposed installation of wireless antennas to be located on an existing utility pole in the public right-of-way, in the C-2 zone.

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

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

6. Z17-033 1021 Fee Drive Cannabis Production (Noticed on 02-16-18)

Location: 1021 Fee Drive, 277-0241-047-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for cannabis production within an existing 19,475 square foot warehouse building on approximately 0.59 acres in the Light Industrial (M-1) Zone; **Item C:** 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 the Zoning Administrator: Public hearing conducted. Project taken under advisement and decision will be rendered at a later date

7. Z17-054 Gold Country Green (Noticed on 02-16-18)

Location: 2175 Acoma Street, 275-0111-006-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for cannabis production involving cultivation within three existing industrial buildings totaling approximately 45,750 square-feet on a 5.82-acre parcel in the Light Industrial (M-1-SPD) zone within the Del Paso/Arden Way Special Planning District; **Item C:** Minor Additions/Alterations for minor work to the exterior of the existing buildings

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

Continued to March 08, 2018

8. Z17-097 Jefferson Avenue Tentative Map (Noticed on 02-16-18)

Location: 331 Jefferson Avenue, 274-0181-016-0000, 274-0181-017-0000, District 3

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Tentative Map to subdivide approximately 0.74 acres into three parcels within the Single-Unit Dwelling (R-1) zone; **Item C:** Tentative Map Design Deviations to create two parcels with no public street frontage; **Item D:** Site Plan and Design review of the Tentative Map

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

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

9. Z17-177 Mauna Loa Dream (Noticed on 02-16-18)

Location: 8160 Industrial Parkway, 038-0302-005-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301) - Existing Facilities; **Item B:** Conditional Use Permit to allow cannabis production within a portion of a 37,021-sq. ft. tenant space within an existing building in the Light Industrial (M-1S) zone district on a 1.3-acre parcel.; **Item C:** Conditional Use Permit to allow a non-storefront retail delivery service within a portion of a 37,021-sq. ft. tenant space within an existing building; **Item D:** Site Plan and Design Review to construct an 8,900-sq.ft. addition to the existing building and new site improvements including landscaping, parking, and trash enclosure

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

Continued to March 08, 2018

10. Z17-222 Organic Lab, LLC (Noticed on 02-16-18)

Location: 20 Blue Sky Court, 062-0150-039-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301) - Existing Facilities; **Item B:** Conditional Use Permit to allow cannabis production within an existing 24,500-sq.ft. building in the Heavy Industrial (M-2-S) zone district on a 1.55-acre parcel

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

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

11. Z17-237 Touched By Nature Inc (Noticed on 02-16-18)

Location: 8368 Rovana Circle, 064-0010-108-0000, 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 establish cannabis production use within an approximately 7,600 square-foot existing warehouse building (including additional mezzanine space) on an approximately 0.42-acre parcel in the Heavy Industrial (M-2(S)) zone

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

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

Z17-239 Cunningham Court Tentative Map Time Extension (Noticed on 02-16-18)

Location: 320 Pinedale Avenue, 226-0070-050-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Tentative Map Time Extension of a previously approved tentative map (P14-020) to subdivide a 2.86-acre parcel into 15 parcels and a public street in the Single Unit Dwelling (R-1) zone; **Item C:** Site Plan and Design Review with deviations. Time extension for review of lot sizes

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

Action of the Zoning Administrator/Design Director: Time extension approved, subject for two years to conditions and based on findings of fact