

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, March 22, 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 22, 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. DR18-008 2701 Florence Place - Deviation for Wall (Noticed on 03-09-18)

Location: 2701 Florence Place, 010-0343-014-0000, District 5

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Site Plan and Design Review to legalize an 8 foot wall in the rear yard of a single family residence in the Single-Unit Dwelling (R-1) Zone with deviation to wall height.

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

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

2. PB18-005 Gerhardt-McElroy Garage (Noticed on 03-09-18)

Location: 815 25th Street, 007-0033-001-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Request for Preservation site plan and design review to replace a flat metal roof with a composite shingle gable roof on an existing eight-stall garage located in the Multi-Unit Dwelling (R-3A) zone. The accessory structure is a non-contributing resource within the Boulevard Park Historic District. The structure is a legally constructed non-conforming use because it occupies the entire parcel but according to the conclusions in Building I&R File IR18-023 may remain.

Contact: Sean deCourcy, Associate Planner, 916-808-2796

Action of the Preservation Director: Project approved subject to conditions and Findings of Fact

3. Z17-177 Mauna Loa Dream (Continued from 03-08-18)

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

Withdrawn from agenda to be re-noticed

4. Z17-116 Laughing Buddha Farms/ California Grown (Noticed on 03-09-18)

Location: 2170 Acoma Street, 275-0112-017-0000, District 2

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 in an existing warehouse building totaling approximately 4,600 square feet on approximately 0.16 acres in the Light Industrial Special Planning District (M-1-SPD) zone; **Item C:** Site Plan and Design Review for minor exterior modifications to a warehouse building and site in the M-1-SPD zone

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

Public hearing conducted: Project taken under advisement and decision will be rendered at a later date.

5. Z17-137 Mr. Natural, Inc (Noticed on 03-08-18)

Location: 5851 Alder Avenue, Suite C, 062-0080-022-0000, 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 for cannabis production within an approximately 8,600 square-foot portion of an existing 48,000s square-foot warehouse building on approximately 6.4 acres in the Heavy Industrial (M-2(S)) zone

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

This item is continued to March 29, 2018

6. Z17-145 4260 24th St. Cannabis Production (Noticed on 03-9-18)

Location: 4260 24TH Street, 018-0053-033-0000, District 5

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 within an existing building (no exterior changes proposed) on a ±0.17-acre parcel in the Heavy Commercial (C-4) Zone

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

Public hearing conducted: Project taken under advisement and decision will be rendered at a later date

7. Z17-170 Chandra Parcel Map (Noticed on 03-09-18)

Location: Northwest corner of Wah Avenue and Woodbine Avenue (No address), 041-0014-006-0000, District 5

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332) - Infill Development; **Item B:** Tentative Parcel Map to subdivide a 0.8-acre parcel into 4 parcels in the Single-Unit Dwelling (R-1) zone; **Item C:** Site Plan and Design Review for the layout of the proposed lots and deviation to reduce the lot width of three lots to less than 52-feet.

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

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

8. Z17-208 8440 Elder Creek Road Cannabis Production (Noticed on 03-09-18)

Location: 8440 Elder Creed Road, 064-0010-142-0000, 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 within an existing building (no exterior changes proposed) on a ±1.48-acre site in Heavy Industrial (M2-S) Zone.

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

Action of the Zoning Administrator: Continued to April 12, 2018

9. Z17-214 805 L Street TM (Noticed on 03-09-18)

Location: 809 L Street, 006-0098-014-0000, 006-0098-027-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Tentative Map for condominium purposes to create four condominium units on 0.60 acres in the Central Business District (C-3-SPD) zone and within the Central Business District SPD.

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

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

10. Z17-215 800 K Street TM (Noticed on 03-09-18)

Location: 800 K Street, 006-0098-003-0000, 006-0098-004-0000, 006-0098-006-0000, 006-0098-007-0000, 006-0098-008-0000, 006-0098-022-0000, 006-0098-024-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** tentative Map for condominium purposes to create four condominium units on 0.66 acres in the Central Business District (C-3-SPD) zone and within the Central Business District SPD.

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

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