

DIRECTOR(S)

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

CITY STAFF

Luis Sanchez, Senior Architect
Sandra Yope, Senior Planner
Evan Compton, Principal Planner

Minutes

Director Hearing

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

**Published by the
Community Development Department
(916) 264-5011**

**Thursday, March 29, 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 29, 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. DR17-412 AT&T Small Cell Node 69 - Antenna on existing utility pole (Continued from 03-08-18)

Location: Public right-of-way near 1116 Alhambra Boulevard. Near APN: 007-0122-006-0000, 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-SPD zone.

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

Item Withdrawn to be re-noticed

2. DR17-413 AT&T Small Cell Node 70 - Antenna on existing utility pole (Continued from 03-08-18)

Location: Public right-of-way near 1717 Stockton Boulevard. Near APN: 007-0361-024-0000, 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-SPD zone.

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

Item Withdrawn to be re-noticed

3. DR17-416 AT&T Small Cell Node 30 - Antenna on existing utility pole (Continued from 03-08-18)

Location: Public right-of-way near 8000 Folsom Boulevard., Near APN: 079-0230-048-0000 & 079-0230-047-0000, District 6

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

Item Withdrawn to be re-noticed

4. DR17-417 AT&T Small Cell Node 68 - Antenna on existing utility pole (Continued from 03-08-18)

Location: Public right-of-way near 3031 P Street at Alhambra Boulevard., Near APN: 007-0281-015-0000, 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-SPD zone.

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

Item Withdrawn to be re-noticed

5. DR18-014 Montgomery Way Secondary Dwelling Unit (Noticed on 03-16-17)

Location: 2525 Montgomery Way, 013-0222-019-0000, District 5

Entitlements: **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15303-New Construction or Conversion); **Item B:** Site Plan and Design Review with setback deviation to construct an approximately 500 square-foot detached secondary dwelling unit on an approximately 0.11-acre parcel in the Single-Unit Dwelling (R-1) zone

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

Action of the Design Director: Project approved subject to conditions and based on findings of fact

6. Z17-137 Mr. Natural, Inc (Continued from 03-22-18))

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

Continued to April 05, 2018

7. Z17-133 1552 Santa Ana Avenue - Cannabis Production – Urban Acres (Continued from 03-07-18)

Location: 1552 Santa Ana Avenue, 215-0380-007-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for Cannabis Production (Cultivation) in an existing building on approximately 0.18 acres in the M-1S-R zone

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

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

8. Z17-003 Vietnamese Hope Baptist Church Phase 2 (Noticed on 03-16-18)

Location: 6301 Elder Creek Road, 038-0202-012-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Major Modification to the Conditional Use Permit to construct a new 3,547 square foot sanctuary building that is ancillary to the existing

religious facility within the Single-Unit Dwelling (R-1) zone; **Item C:** Site Plan and Design Review for the construction of a new 3,547 square foot building on approximately 1.59 acres in the Single-Unit Dwelling (R-1) zone and a deviation to waive the wall requirements

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

Action of the Zoning Administrator: Project approved sunbect to condtions and based on findings of fact

9. Z17-037 Pigeon Racer Farm (Noticed on 03-16-18)

Location: 5050 Dry Creek Road, 215-0260-070-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** A request to allow cannabis cultivation within an existing 1,200 square foot building and construction of a new 11,000 square foot building on 0.41 acres in the Light Industrial (M-1S-R) Zone; **Item C:** SPDR for an existing 1,200 square foot building and construction of a new 11,000 square foot building on 0.41 acres in the Light Industrial (M-1S-R) Zone; **Item C:** Site Plan Design Review for an existing 1,200 square foot building and construction of a new 11,000 square foot building on 0.41 acres in the Light Industrial (M-1S-R) Zone

Contact: Matthew Sites, Urban Design Staff, 916-808-7646

Item Withdrawn to be re-noticed

10.Z17-122 Northstar Holistic Collective (Noticed on 03-16-18)

Location: 175 Opportunity Street, 250-0025-054-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item C:** A request to allow cannabis cultivation and manufacturing within an existing 28,816 square foot warehouse building on 2.21 acres in the Light Industrial (M-1S-PUD) Zone, Norwood Tech Planned Unit Development

Contact: Matthew Sites, Urban Design Staff, 916-808-7646

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

11.Z17-129 2431 Manning Street Cannabis Production (Noticed on 03-16-18)

Location: 2431 Manning Street, 277-0041-029-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for cannabis production within an existing 7,650 square foot warehouse building on approximately 0.3 acres in the Light Industrial (M-1-R) 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

12.Z17-164 Main Avenue Parcel Map (Noticed on 03-16-18)

Location: 220 Main Avenue, 237-0022-008-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** A Tentative Parcel Map to subdivide one (1) parcel into three (3),

on approximately 0.78-acres in the Standard Single-Family (R-1) Zone)

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

Action of the Zoning Administrator: Project approved subject to conditions and based on findings of fact

13.Z17-186 28th Street Parcel Map (Noticed on 03-16-18)

Location: 2529 28th Street, 010-0244-006-000, District 5

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332-In-Fill Development Projects); **Item B:** A Tentative Parcel Map to subdivide one (1) parcel into two (2), on approximately 0.14-acres in the Multi-Family (R-4) Zone; **Item C:** Site Plan and Design Review for interior and rear yard setback deviations.

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

Continue to April 05, 2018

14.Z17-229 Singh Development (Noticed on 03-16-18)

Location: 6921 27th Street, 041-0043-006-0000, District 5

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Tentative Map to subdivide one partially developed 0.35-acres parcel into 2 parcels; **Item C:** Site Plan and Design Review for review of the map with a deviation to create a corner lot of less than 62 feet in width in the R-1-EA-4 zone; **Item D:** Site Plan and Design Review for the construction of a new 1,528-square foot single dwelling unit in the R-1-EA-4 zone, within the Citywide Design Review area

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

Item Withdrawn to be re-noticed