

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, April 05, 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, April 05, 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. PB17-059 New Duplex on Tomato Alley (behind 2620 T Street Landmark)
(Noticed on 03-23-18)**

Location: 2620 T Street at Tomato Alley, APN: 010-0115-008-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** New Duplex behind Historic Landmark in R-3A Zone and Newton Booth Historic District.

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

Withdrawn to be re-noticed

2. Z17-131 4 Wayne Court Marijuana Cultivation (Noticed on 03-23-18)

Location: 4 Wayne Court, APN: 062-0060-105-0000, District 6

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

Item B: Conditional Use Permit for cannabis production within the existing 6,600 square foot warehouse building on approximately 0.57 acres in the Heavy Industrial (M-2S-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

Withdrawn to be re-noticed

3. Z17-136 1111 Fee Drive Cannabis Production (Noticed on 03-23-18)

Location: 1111 Fee Drive, APN: 277-0241-027-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for cannabis production within the existing 27,792 square foot warehouse building on approximately 1.03 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

4. Z17-137 Mr. Natural, Inc (Continued from 03-29-18)

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

Withdrawn to be re-noticed

5. Z17-186 28th Street Parcel Map (Continued from 03-29-18)

Location: 2529 28th Street: APN: 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) 0.14-acre parcel into two (2) parcels; **Item C:** Site Plan and Design Review for review of the map with deviations for rear lot setback of less than 15 feet and lot depth of less than 80 feet in the Multi-Family (R-4) Zone

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

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

6. Z18-033 Hong Mooc Tentative Map Time Extension (Noticed on 03-23-18)

Location: 7400 38th Avenue, APN: 027-0323-001-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Tentative Map Time Extension (for project P14-066) to subdivide an approximately 1.01-acre parcel into 2 parcels in the Single-Unit Dwelling (R-1) zone.

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

Withdrawn to be re-noticed