

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, May 03, 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, May 03, 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 & Landmark Façade Rehab (Noticed on 04-20-18)

Location: 2620 T Street, 010-0115-008-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Preservation Site Plan & Design Review for a new Duplex behind Historic Landmark in R-3A Zone, within the Newton Booth Historic District; **Item C:** Preservation Site Plan & Design Review for façade renovations on a historic landmark structure.

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

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

2. .Z17-163 Tree House Cultivation (Noticed on 04-20-18)

Location: Northeast corner of Claire Avenue and Dry Creek Road, 215-0250-015-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15061(b)(3)); **Item B:** Conditional Use Permit to establish and operate a cannabis production facility for cultivation of cannabis in the Light Industrial (M-1-S) zone; **Item C:** Tentative Parcel Map to subdivide a 7.21-acre parcel into 2 parcels; **Item D:** Site Plan and Design Review for the layout of the proposed parcels, construction of a new 28,400-sq.ft. warehouse and related site improvements, and deviation to the requirement to construct a solid wall along the north and eastern property lines of the project site

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

Continued to May 31, 2017

3. Z17-231 Powerhouse Alley Lofts (Noticed on 04-20-18)

Location: 1617 18TH Street, 007-0311-014-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Tentative Parcel Map to subdivide one ±0.19-acre lot into four lots in the Multi-Unit dwelling (R-3A) zone; **Item C:** Preservation Director Site Plan & Design Review for the proposed new lots; **Item D:** Preservation Director Site Plan & Design Review to develop each lot with a new three-story single family dwelling with an attached garage in the Capitol Avenue Historic District

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

Action of the Zoning Administrator: Project approved subject to conditions with added condition to work with applicant on rear balcony wall treatment

4. Z17-232 Cottages at Laguna (Noticed on 04-20-18)

Location: 8570 Center Parkway, 117-0140-039-0000, District 8

Entitlements: **Item A:** Environmental Exemption Per CEQA 15332-In-Fill Development Project; **Item B:** Tentative Map Time Extension to create one (1) condominium parcel on a vacant 3.2-acre parcel in the Multi-Family Residential Review (R-2A-R) Zone; **Item C:** Special Permit – Time Extension for to develop an alternative ownership (condominium) project.

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

Continued to May, 10, 2018

5. Z17-262 241 N 10th Street Cannabis Production (Noticed on 04-20-18)

Location: 241 N 10th Street, 001-0112-039-0000, District 3

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301)

Item B: Conditional Use Permit to establish and operate a cannabis production facility for cannabis manufacturing and distribution in the Heavy Commercial (C-4-SPD) zone and River District Special Planning District.; **Item C:** Conditional Use Permit to establish a non-storefront cannabis delivery dispensary; **Item D:** Site Plan and Design Review for minor alterations to the existing building.

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