

**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, 3<sup>rd</sup> Floor  
Conference Room**

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

**Thursday, May 17, 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](http://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](mailto:Commissionsubmit@cityofsacramento.org) at least 48 hours prior to the meeting.

# MINUTES

Thursday, May 17, 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. **PB18-013 10U Mixed Use Project (Noticed on 05-04-18)**

**Location:** 2030 10th Street, 009-0131-030-0000, District 4

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15332– Infill Development Projects); **Item B:** The 10U Mixed Use project proposes to construct a four-level, 19,120 sq.ft. mixed-use building at the corner of 10th and U streets. The 0.22-acre parcel is currently vacant. The site is within the South Side Historic District and zoned Neighborhood Commercial (C-2-NC). The applicant has proposed ground-floor retail and three levels of residential units. The building would occupy half the parcel, and front 10th Street, while a 13-stall surface parking lot would occupy the back half of the parcel with a driveway exiting onto U Street. The project complies with all planning requirements for the site. The project requires Preservation Director Site Plan and Design Review.

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

**Continued to May 23, 2018**

### 2. **Z17-104 4350 Raley Blvd. Conditional Use Permit (Noticed on 05-04-18)**

**Location:** 4350 Raley Boulevard Suite 200, 238-0050-002-0000 District 2

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for cannabis production involving cultivation, manufacturing, and distribution within an existing industrial building totaling approximately 43,000 square-feet on a 2.67-acre parcel in the General Commercial (C-2-SPD) zone within the McClellan Heights/Parker Homes Special Planning District

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

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

### 3. **Z17-201 Beaumont Estates Time Extension (Noticed on 5-04-18)**

**Location:** 2621 Beaumont Street, 263-0172-008-0000, District 2

**Entitlements:** **Item A:** Environmental Exemption Per CEQA 15332-In-Fill Development Project; **Item B:** Tentative Map – Time Extension to subdivide 0.7 acres into eight lots for residential development in the Multi-Family (R-2B)-Zone; **Item C:** Site Plan and Design Review – Time Extension of eight lots for future residential development.

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

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

**4. Z17-235 Otto Circle Cultivation (Noticed on 05-04-18)**

**Location:** 137 Otto Circle, 036-0192-022-0000, District 5

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for cannabis production for cultivation within a 16,640 square-foot existing warehouse in the Light Industrial (M-1S) Zone.

**Contact:** Ron Bess, Assistant Planner, (916) 808-8272

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

**5. Z18-007 1900 Railroad Avenue CUP (Noticed on 05-04-18)**

**Location:** 1900 Railroad Avenue, 274-0200-010-0000, District 3

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for cannabis production involving cultivation within an existing industrial building totaling approximately 48,000 square-feet on a 2.29-acre parcel in the Light Industrial (M-1) zone.

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

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

**6. Z18-062 1955, 1957, & 1959 Railroad Drive Conditional Use Permit (Noticed on 05-04-18)**

**Location:** 1955, 1957, & 1959 Railroad Drive, 274-0190-016-0000, 274-0190-018-0000, & 274-0190-019-0000, District 3

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for cannabis production involving cultivation and manufacturing within two existing industrial buildings totaling approximately 126,387 square-feet on three separate parcels totaling approximately 8.83-acres in the Light Industrial (M-1) zone

Ethan Meltzer, Assistant Planner, 916-808-5879

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