

**DIRECTOR(S)**

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**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 24, 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 24, 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. DR18-002 River Oaks/The Cove front-loaded lot house plans (Noticed on 05-11-18)**  
**Location:** 2700 Orchard Street, 225-0220-030-0000, 225-0220-066-0000, 225-0220-106-0000, District 4  
**Entitlements:** **Item A:** Previously Certified Environmental Impact Report); **Item B:** Site Plan and Design Review to construct four new house plans with three elevations each on 63 lots in the Single-Unit or Duplex Dwelling (R-1A-PUD) Zone and River Oaks Planned Unit Development with deviations to lot coverage and setback development standards.  
**Contact:** Daniel Abbes, Assistant Planner, 916-808-5873

**Action of the Design Director:** Project approved subject to conditions and based on findings of fact
- 2. DR18-019 ACC Assisted Living Facility - Fencing Deviation (Noticed on 05-11-18)**  
**Location:** 7579 Maple tree Way, 031-0070-030-0000, District 7  
**Entitlements:** **Item A:** Exempt per CEQA 15332-Infill Development Projects; **Item B:** Site Plan and Design Review with a deviation from wall standards due to site conditions in the Single-Unit Dwelling (R-1) zone; **Item C:** Tree Permit to remove several trees within the site.  
**Contact:** Miriam Lim, Assistant Planner, 916-808-3540

**Action of the Design Director:** Project approved subject to conditions and based on findings of fact
- 3. DR18-020 River Oaks/The Cove - Alley loaded (Noticed on 5-11-18)**  
**Location:** 2700 Orchard Lane, 225-0220-030-0000, -066, -106, District 4  
**Entitlements:** **Item A:** Environmental Determination Previously Approved Environmental Impact Report; **Item B:** Site Plan and Design Review for thirty (30) alley loaded single family dwellings in the Single Family (R-1A) Zone within the River Oaks/The Cove Planned Unit Development (R-1A-PUD) with deviations to setbacks, and minimum lot dimensions on approximately 2.05± gross acres of the 12.3± acre site .  
**Contact:** Angel Anguiano, Junior Planner, 916-808-5519

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

**4. DR18-111 Thelma House (Noticed on 05-11-18)**

**Location:** 2313 Thelma Circle, 274-0082-014-0000, District 3

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15303-New Construction or Conversion); **Item B:** Site Plan and Design Review for the construction of a new single-unit dwelling on an approximately 0.05-acre parcel in the Single-Unit Dwelling (R-1) zone with deviations for rear setback, recessing of garage, and bulk control.

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

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

**5. PB18-026 Power House Science Center Alterations (Noticed on 05-11-18)**

**Location:** 400 Jibboom Street, 001-0190-004-0000, 001-0190-005-0000, 001-0190-006-0000, 001-0190-011-0000, 001-0190-015-0000, 001-0190-016-0000 District 4

**Entitlements:** **Item A:** Addendum To A Previously Adopted Mitigated Negative Declaration; **Item B:** Previously Adopted Mitigation Monitoring Plan; **Item C:** Site Plan and Design Review. A request to amend the previously approved 81,000 square foot Powerhouse Science Center consisting of phased rehabilitation of the Historic Landmark PG&E power station, the construction of a new planetarium/science center, and construction of a new 346 space parking garage located on approximately 5.38 acres in the General Commercial (C-2-SPD) Zone River District Special Planning District.

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

**Action of the Preservation Director:** Project approved subject to condition and includes a rewording of Condition B6

**6. Z17-037 Pigeon Racer Farm (Noticed on 05-11-18)**

**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:** 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, Assigned Planner, 916-808-7646

**Withdrawn from the agenda to be renoticed**

**7. Z17-175 1427 W Street & 1429 W Street (Noticed on 05-11-18)**

**Location:** 1427 W Street & 1429 W Street, 009-0205-015 and 009,0205-016, District 4

**Entitlements:** **Item A:** Environmental Exemption Per CEQA 15332-In-Fill Development Project; **Item B:** Tentative Map to subdivide two (2) parcels into four (4) on .08 acres; **Item C:** Site Plan and Design Review for the tentative map and the construction of two new duplexes with a deviation for a rear setback of less than 15 feet for Parcel 3 in the Residential Office (RO) Zone

**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**

**8. Z17-188 1025 Joellis Way Cannabis Cultivation (Noticed on 05-11-18)**

**Location:** 1025 Joellis Way, 277-0241-060-0000, Distict 2

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities; **Item B:** Conditional Use Permit for cannabis production within an existing 104,000 square foot warehouse building on approximately 5.88 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/Design Director: Public hearing conducted. Project taken under advisement and decision will be rendered at a later date**

**9. Z18-026 4350 Pell Drive Cannabis Conditional Use Permit 9Noticed on 05-11-18)**

**Location:** 4350 Pell Drive, 237-0022-096-0000, District 2

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for cannabis production for approximately 93,282 square feet of cannabis cultivation and manufacturing within an existing 156,373 square foot building on 11.91 acres in the Light Industrial (M-1) zone.

**Contact:** Dana Mahaffey, Associate Planner, 916-808-2762

**Continued to June 14, 2018**