

**DIRECTOR(S)**

**Carson Anderson** Preservation Director  
**Joy Patterson**, Acting Design Director  
**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 31, 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 31, 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. **PB18-006 1417 20th Street Duplex (Noticed on 05-31-18)**

**Location:** 1417 20th Street, 007-0245-021-0000, District 4

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15303 – New Construction); **Item B:** This request includes review of a new duplex located on the same parcel of an existing duplex. The existing building on the site is listed on the Sacramento Register as a contributing resource to the 20th and N Street Historic District. The site is designated as a General Commercial (C-2) zone. The project is designed to create an internal shared courtyard between the new duplex and the historic building. The tree in the center of the parcel would be preserved as part of the site design. Three parking spaces are provided within covered garages, with roll-up doors opening onto 20th Street and Neighbors Alley.

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

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

### 2. **Z17-163 Tree House Cultivation (Continued from 05-03-18)**

**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

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

### 3. **Z17-204 Curtis Park Montessori Daycare (Noticed on 05-18-18)**

**Location:** 2750 24th Street, 013-0022-062-0000, District 5

**Entitlements:** **Item A:** Environmental Exemption Per CEQA 15332-In-Fill Development Project; **Item B:** Conditional Use Permit to establish a 4,900 square foot daycare center in an existing office style building; **Item C:** Site Plan and Design Review for review of the exterior modifications to building and site on approximately 0.35-acre lot in the Single Unit Dwelling (R-1) 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

**4. Z18-016 Connected Cannabis Distribution (Noticed on 05-18-18)**

**Location:** 2831 Fruitridge Road, 019-0212-020-0000, District 5

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15301 - Existing Facilities); **Item B:** Conditional Use Permit to establish and operate a cannabis production facility for the purposed of cannabis distribution within a portion of an existing 11,777-square feet building in the General Commercial (C-2-EA-4) zone and Executive Airport Overlay.

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

**Action of the Zoning Administrator:** Project withdrawn from the agenda to be renoticed