

DIRECTOR(S)

Carson Anderson Preservation Director
Bruce Monighan, Urban Design Manager
Joy Patterson, Zoning Administrator (Items 5 - 8)
Evan Compton, Zoning Administrator (Items 9 and 10)

CITY STAFF

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Sandra Yope, Senior Planner

Minutes

Director Hearing

**300 Richards Blvd, 3rd Floor
Conference Room**

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

**Thursday, July 12, 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, July 12, 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. DR18-167 New Detached Accessory Structure at 531 35th Street (Noticed on 06-30-18)

Location: 531 35th Street, 064-0020-047-0001, District 3

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Site Plan and Design Review to construct a detached accessory structure at the rear of a ±0.15-acre developed parcel in the Single-Unit Dwelling (R-1) Zone with deviations to 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. DR18-175 Rear Addition to Residence (Noticed on 06-30-18)

Location: 6269 4th Avenue, 011-0311-018-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15301-Existing Facilities); **Item B:** Site Plan and Design Review to construct an approximately 400 square-foot rear addition to a single-unit dwelling with a deviation for rear yard setback on an approximately 0.11-acre parcel in the Single-Unit Dwelling (R-1) zone within the Citywide Design Review District.

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

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

3. PB17-067 I & 23rd Multifamily Development (Noticed on 06-30-18)

Location: 2226 I Street, 007-0024-011-0000, 007-0024-028-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Site Plan and Design Review to construct a new seven-unit apartment development on a vacant 0.22-acre site in the Multi-Unit Dwelling (R-3A) zone and located in the Boulevard Park Historic District. The request includes deviations for building height, front and side setbacks, and residential trash bins in lieu of an enclosure. **Item C:** Tree Permit to remove a heritage tree located on the parcel.

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

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

4. PB18-024 2611 H Street New Guest House (Noticed on 06-30-18)

Location: 2611 H Street, 003-0196-020-0000, District 4

Entitlements: **A** Environmental Exemption (Per CEQA 15303 – New Construction or Conversion); **Item B:** Site Plan and Design Review to demolish two existing accessory structures and construct a new detached second dwelling unit on 0.15-acres in the Multi-Dwelling Unit (R-3A) zone. The main residence is listed on the Sacramento Register as a city landmark.

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

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

5. Z17-169 Life Storage Sacramento (Noticed on 06-30-18)

Location: 55 Goldenland Court, 225-162-0024-0000, District 1

Entitlements: **Item A:** CEQA Exempt Pursuant to 15061(b)(3); **Item B:** Conditional Use Permit Major Modification for the expansion of the existing use; **Item C:** Site Plan and Design Review for the construction of a new two-story mini storage building.

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

6. Z17-177 Mauna Loa Dream (Noticed on 06-30-18)

Location: 8160 Industrial Parkway, 038-0302-005,0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301) - Existing Facilities; **Item B:** Conditional Use Permit to allow cannabis production cultivation, manufacturing and distribution within a portion of a 37,021-sq. ft. tenant space within an existing building in the Light Industrial (M-1S) zone district on a 1.3-acre parcel; **Item C:** Conditional Use Permit to allow a non-storefront retail delivery service within a portion of a 37,021-sq. ft. tenant space within an existing building; **Item D:** Site Plan and Design Review to construct an 8,900-sq.ft. addition to the existing building and new site improvements.

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

7. Z17-196 Elder Creek Holdings - Cannabis Conditional Use Permit (Noticed on 06-30-18)

Location: 8880 Elder Creek Road, 064-0020-059-0000, District 6

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

Item B: Conditional Use Permit for cannabis production for ±16,789 SF for cultivation, ±3,291 SF for distribution, and ±4,282 SF for manufacturing within an existing ±38,326 gross-square foot warehouse in the Light Industrial (M-1S-R) zone; **Item C:** Conditional Use Permit for ±13,170 SF of non-storefront delivery within an existing warehouse in the M-1S-R zone; **Item D:** Site Plan and Design Review for minor exterior modifications to the existing building.

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

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

8. Z17-220 8580 Morrison Creek Manufacturing Conditional Use Permit (Noticed on 06-30-18)

Location: 8580 Morrison Creek Drive, 064-0020-069-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for cannabis production for manufacturing within an existing 2-story warehouse totaling ±15,194 square feet on a ±0.91-acre parcel in the Heavy Industrial (M-2S) zone

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

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

9. Z18-098 Mahogany Street Tentative Map (Noticed on 06-30-18)

Location: 3913 Mahogany Street, 252-0021-004-0000, District 2

Entitlements: **Item A** Environmental Exemption (Per CEQA Guidelines Section 15315-Minor Land Divisions; **Item B:** Tentative Map to subdivide an approximately 0.28-acre parcel into two parcels in the Single-Unit Dwelling (R-1) zone; **Item C:** Site Plan and Design Review for the tentative map with a deviation for lot widths (one parcel has an approved entitlement for a single-unit dwelling) within the Citywide Design Review District.

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

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

10. Z18-107 Alhambra Townhomes (Noticed on 06-30-18)

Location: 2729 Alhambra Boulevard, 010-0365-025-0000, District 5

Entitlements: **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15332-Infill Development Projects); **Item B:** Tentative Map to subdivide an approximately 0.11-acre vacant parcel into two parcels within the Multi-Unit Dwelling (R-2B) zone; **Item C:** Site Plan and Design Review for the construction of two dwelling units in the Oak Park Design Review District with deviations for lot width and street side setback.

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

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