

**DIRECTOR(S)**

**Carson Anderson** Preservation Director  
**Bruce Monighan**, Urban Design Manager  
**Joy Patterson**, Zoning Administrator (Items 2 - 5)  
**Evan Compton**, Zoning Administrator (Items 6 and 7)

**CITY STAFF**

**Luis Sanchez**, Senior Architect  
**Sandra Yope**, Senior Planner

# Minutes

## Director Hearing

**300 Richards Blvd, 3<sup>rd</sup> Floor  
Conference Room**

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

**Thursday, July 26, 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, July 26, 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. PB17-067 I & 23rd Multifamily Development (Noticed on 07-06-18)**

**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 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. A tree permit is required to remove a private protected tree located on the parcel, remove two city street-trees, and trim other city trees surrounding the project site.

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

**Withdrawn from agenda to be re-noticed for Preservation Commission**

### **2. Z17-192 De La Mota, Inc. (Noticed on 07-06-18)**

**Location:** 4640 Pell Drive, 237-0022-077 -0000, District 2

**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 purposes of cannabis cultivation, manufacturing, and distribution within an existing 34,532-sq.ft. building in the Light Industrial (M-1) zone; **Item C:** Site Plan and Design Review for minor exterior modifications to the exterior of the building.

**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. Z18-011 8200 Alpine Avenue Tentative Map (Noticed on 07-06-18)**

**Location:** 8200 Alpine Avenue, 061-0100-001-0000, District 6

**Entitlements:** **A** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Tentative Parcel Map to subdivide a ±4.8 acre industrial developed parcel into four parcels within the Light Industrial and Solid Waste Restricted Overlay (M-1S-SWR) zone; **Item C:** Site Plan Review of the Tentative Parcel Map.

**Contact:** Garrett Norman, Associate Planner, 916-808-7934

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

### **4. Z18-030 SPENagri (Noticed on 07-06-18)**

**Location:** 1820 Diesel Drive, 238-0220-025-0000, District 2

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Conditional use permit for cultivation cannabis production within an existing 31,886 square foot warehouse.  
**Contact:** Dana Mahaffey, Associate Planner, 916-808-2762

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

**5. Z17-226 Chase Bank at Arden Way and Heritage Lane (Noticed on 07-06-18)**

**Location:** 1598 Arden Way, 277-0281-003-0000, District 3

**Entitlements:** **Item A:** A Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Tentative Map to subdivide a single ±0.79-acre parcel into two lots in the Shopping Center (SC-PUD) Zone and Point West Planned Unit Development; **Item C:** Site Plan and Design Review to construct a commercial building with accessory drive-through ATM service and site improvements; **Item D:** Tree Permit to remove two private protected trees.

**Contact:** Daniel Abbes, Assistant Planner, 916-808-5873

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

**6. Z18-103 16th & E Apartments (Noticed on 07-06-18)**

**Location:** 1604 E Street, 002-0136-002-0000, 002-0136-003-0000, 002-0136-004-0000, 002-0136-005-0000, 002-0136-006-0000, 002-0136-007-0000, 002-0136-008-0000, District 4

**Entitlements:** **Item A** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Conditional Use Permit to allow a portion of the required parking to be located offsite more than 400 feet from the project site; **Item C:** Site Plan and Design Review for construction of a new 5 story apartment building with 95 dwelling units on 0.59 acres in the General Commercial (C-2 SPD) zone and within the Central City Special Planning District; **Item D:** Tree Permit for removal of one City Tree and two private protected trees.

**Contact:** Michael Hanebutt, Associate Planner, 916-808-7933

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

**7. Z18-116 Sultani Smoking Lounge (Noticed on 07-06-18)**

**Location:** 2321 J Street, 007-0026-017-0000, District 4

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15301 – Existing); **Item B:** Conditional Use Permit to establish a tobacco retailer within an existing 3,010-sq.ft. building which is located within 1,000-ft of a school building in the General Commercial (C-2) zone.

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

**Withdrawn from agenda to be re-noticed at a later date**