

DIRECTOR(S)

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Minutes

Director Hearing

300 Richards Blvd, 3rd Floor
Conference Room

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Community Development Department
(916) 264-5011

Thursday, August 24, 2017
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, August 24, 2017

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. Z16-052 2333 Castro Way - Tentative Map (1 to 3) & Site Plan Design Review for three homes. (Noticed on 08-11-17)

Location: 2333 Castro Way, 010-0346-012-0000, District 5

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item C:** Tentative Parcel Map to subdivide one 0.12 acre parcel into three parcels in the Multi-Unit Dwelling (R-4) zone with Tentative Map Design Deviations to allow two parcels with less than 20 feet of public street frontage (alley access); **Item D:** Site Plan & Design Review for the tentative map, with deviations for all of the lots to reduce minimum lot depths, and deviations for two of the lots to reduce minimum lot size; **Item E:** Site Plan & Design Review to construct three, 3-story single unit dwellings on all lots, with deviations on all homes to reduce the rear setbacks, and deviations on two of the homes to reduce the minimum building width; **Item F:** Tree Permit Single Family/Duplex Tree Permit to remove one private protected tree on an adjacent property to the east, 2341 Castro Way (APN: 010-0346-011-0000)

Contact: Robert W. Williams, Associate Planner, 916-808-7686

Action of the Zoning Administrator and Design Director: Project approved subject to conditions and based on Findings of Fact

2. Z17-014 Morey Place Tentative Map Time Extension (Noticed on 08-11-17)

Location: Morey Avenue (3 parcels in between Morey & Morrison Avenue) APN: 250-0352-008, 250-0352-006, & 250-0352-005, District 2

Entitlements: **Item A:** Previously Adopted Mitigated Negative Declaration; **Item B:** Tentative Map Time Extension to subdivide 8.9 acres into 99 parcels in the Single-Unit or Duplex Dwelling (R-1A) zone.

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

Action of the Zoning Administrator: Approved subject to conditions and based on Findings of Fact

3. Z17-017 3100 O Street Tentative Map (Noticed on 08-11-17)

Location: 3100 O Street, 007-0282-017-0000, District 3

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Tentative Map to subdivide one lot into four lots on 1.06 acres within the General Commercial (C-2-R-SPD) zone and within the Alhambra Corridor Special Planning District; **Item C:** Site Plan and Design Review for four new lots; **Item D:** Site Plan and Design Review for setbacks for existing buildings.

Contact: Michael Hanebutt, Assistant Planner, 916-808-7933

Action of the Zoning Administrator: Approved subject to conditions and based on Findings of Fact

4. Z17-023 Alpine Avenue Cultivation (Noticed on 08-11-17)

Location: 8130 Alpine Avenue, 061-0091-018-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Environmental Exemption (Per CEQA 15061(b)(3) No Significant Effect); **Item C:** Conditional Use Permit for marijuana cultivation within 3 existing buildings totaling 16,200 square feet in the Light Industrial (M-1S-SWR) zone.

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

Action of the Zoning Administrator: Public hearing conducted and project taken under advisement by the Zoning Administrator. Written decision to follow.

5. Z17-025 Marijuana Cultivation at 6290 88th Street (Noticed on 08-11-17)

Location: 6290 88Th Street, 062-0160-010-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA Guidelines Sections 15061(b)(3) No Significant Effect and 15301-Existing Facilities); **Item B:** Conditional Use Permit to allow marijuana cultivation within an existing 19,688 square-foot building on 1.27 acres in the Heavy Industrial (M-2S) zone; **Item C:** Site Plan and Design Review for minor alterations to an existing building within the Citywide Design Review District.

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

Action of the Zoning Administrator: Public hearing conducted and project taken under advisement by the Zoning Administrator. Written decision to follow.

6. Z17-034 Planet Green Farms (Noticed on 08-11-17)

Location: 6230 88th Street, 062-0160-004-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15061(b)(3) No Significant Effect); **Item B:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item C:** Conditional Use Permit for marijuana cultivation within an existing building in the Heavy Industrial (M-2S) zone; **Item D:** Site Plan and Design Review for minor exterior modifications to add roof-mounted mechanical equipment.

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

Item withdrawn to be re-noticed

7. Z17-038 Cal Natural - 8600 (Noticed on 08-11-17)

Location: 8600 Unsworth Avenue, 062-0120-027-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15061(b)(3) No Significant Effect); **Item B:** Environmental Exemption (Per CEQA 15301 Existing Facilities); **Item C:** Conditional Use Permit for marijuana cultivation within an existing building in the Heavy Industrial (M-2S) zone.
Contact: Miriam Lim, Assistant Planner, 916-808-3540

Action of the Zoning Administrator: Public hearing conducted and project taken under advisement by the Zoning Administrator. Written decision to follow.

8. Z17-039 Cal Natural - 8614 (Noticed on 08-11-17)

Location: 8614 Unsworth Avenue, 062-0120-028-0000, District 6
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15061(b)(3) No Significant Effect); **Item B:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item C:** Conditional Use Permit for marijuana cultivation within an existing building in the Heavy Industrial (M-2S) zone.
Contact: Miriam Lim, Assistant Planner, 916-808-3540

Action of the Zoning Administrator: Public hearing conducted and project taken under advisement by the Zoning Administrator. Written decision to follow.

9. Z17-047 1 Light Sky Court Marijuana Cultivation (Noticed on 08-11-17)

Location: 1 Light Sky Court, 062-0150-030-0000, District 6
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit to operate indoor marijuana cultivation in an existing 43,038 square foot warehouse building, within the Heavy Industrial (M-2S) Zone; **Item C:** Site Plan and Design Review for minor alterations to the existing building.
Contact: Garrett Norman, Assistant Planner, 916-808-7934

Action of the Zoning Administrator: Public hearing conducted and project taken under advisement by the Zoning Administrator. Written decision to follow.

10. Z17-052 Sapphire Enterprise Cultivation Conditional Use Permit (Noticed on 08-11-17)

Location: 6260 88th Street, 062-0160-007-0000, District 6
Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Environmental Exemption (Per CEQA 15061(b)(3) No Significant Effect); **Item C:** Conditional Use Permit for marijuana cultivation within an existing 9,690 square foot building in the Heavy Industrial (M-2(S)) zone; **Item D:** Site Plan and Design Review for minor alterations to the existing building.
Contact: Ethan Meltzer, Assistant Planner, 916-808-5879

Action of the Zoning Administrator: Public hearing conducted and project taken under advisement by the Zoning Administrator. Written decision to follow.