

DIRECTOR(S)

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Minutes

Director Hearing

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

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

**Thursday, September 21, 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, September 21, 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. PB17-013 Hansen Residence (Noticed on 09-08-17)

Location: 1319 Fat Alley, 002-0163-029-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Site Plan and Design Review to construct a new single-unit dwelling on 0.05 acres in the Multi-Unit Dwelling (R-3A) zone and within the Washington Historic District, with deviations for interior side yard setbacks.

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

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

2. Z17-041 135 Main Avenue Cultivation (Noticed on 09-08-17)

Location: 135 Main Avenue, 226-0050-034-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332 Infill Development Projects); **Item B:** Conditional Use Permit for cultivation within two buildings totaling 62,471 square-feet in the M-1-PUD zone; **Item C:** Site Plan and Design Review for a new 22,500 square-foot building.

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

Action of the Zoning Administrator: Public hearing held and project taken under advisement

3. Z17-059 Sac Med Green Wellness Corp Cultivation CUP (Noticed on 09-08-17)

Location: 1317, 1321, & 1325 Fee Drive, 277-0242-008-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15301 – Existing Facilities); **Item B:** Conditional Use Permit for cultivation in an existing 17,340 square-foot building in the Light Industrial (M-1) zone.

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

Continued to October 5, 2017

4. Z17-074 5860 88th Street Cannabis Cultivation (Noticed on 09-08-17)

Location: 5860 88th Street, 062-0080-029-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect and 15301-Existing Facilities); **Item B:** Conditional Use Permit to operate indoor cannabis cultivation in an existing 41,600 square foot warehouse building on 2.34 acres in the Heavy Industrial (M-2S) Zone; **Item C:** Site Plan and Design Review for minor alterations to the existing building and site improvements.

Contact: Garrett Norman, Assistant Planner, 916-808-7934

Action of the Zoning Administrator: Public hearing held and project taken under advisement

5. Z17-083 Alternative Farms Indoor Cultivation (Noticed on 09-08-17)

Location: 2920 Marysville Boulevard, 265-0180-005-0000, District 2

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 approximately 3,800 square-foot building on an approximately 0.27-acre parcel in the General Commercial (C-2) zone.

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

Action of the Zoning Administrator: Public hearing held and project taken under advisement