

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, October 05, 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, October 05, 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. DR17-114 3rd and S Mixed Use (Noticed on 09-22-17)

Location: 1900 3rd Street, 009-0044-003-0000, 009-0044-004-0000, 009-0044-005-0000, 009-0044-007-0000, 009-0044-021-0000, 009-0044-023-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Site Plan and Design Review to construct a mixed-use project with 40 residential units and ground-floor commercial space on 1.04 acres within the Office Business (OB) zone, with a deviation for height; **Item C:** Tree Permit to remove one City tree and three private protected trees.

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

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

2. Z16-063 Emanuel Romanian Pentecostal Church Multi-Purpose Building (Noticed on 09-22-17)

Location: 4141 Fell Street (Dry Creek Road, North of I-80), 237-0151-021-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Conditional Use Permit Major Modification for a new Multi-Purpose building at an existing assembly use site, in the R-1 zone; **Item C:** Site Plan & Design Review with deviations for a new 2-story (plus basement) 24,000 square foot building.

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

Action of the Zoning Administrator: Continued to October 12, 2017

3. Z17-059 Sac Med Green Wellness Corp Cultivation CUP (Continued from 09-21-17)

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

Action of the Zoning Administrator: Withdrawn to be re-noticed

4. Z17-027 198 Opportunity Street Marijuana Cultivation (Noticed on 09-22-17)

Location: 198 Opportunity Street, 250-0530-029-0000, 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 establish a site for marijuana cultivation use within an existing building (no exterior changes proposed) on a ±0.17-acre parcel in the Light Industrial (M-1S) Zone

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

Action of the Zoning Administrator: Continued to October 12, 2017

5. Z17-113 Pasa Verde LLC. - Cannabis Manufacturing (Noticed on 09-22-17)

Location: 8790 Fruitridge Road, 062-0110-001-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** A request for a Conditional Use Permit for cannabis manufacturing within an existing 17,600 square-foot tenant space in the Heavy Industrial (M-2-S) zone district.

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

Action of the Zoning Administrator: Continued to October 12, 2017