

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 12, 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 12, 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. DR17-191 New Mixed-Use Building (Noticed on 10-29-17)

Location: 2026 I Street, 007-0016-008-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Site Plan and Design Review to construct a new mixed-use building on a ±0.06-acre vacant parcel in the General Commercial (C-2) Zone and Central City Design Review District with deviations to open space and vehicle parking 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. DR17-200 Rossi Garage (Noticed on 09-29-17)

Location: 1553 39TH Street, 008-0411-017-0000, District 3

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** A request to construct a new detached 2-story garage, in the Citywide Design Review Area on 0.19 acres in the R-1 (Single-Unit Dwelling) zone. This project requires Director level Site Plan and Design Review with deviations for wall and overall heights.

Contact: Matthew Sites

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

3. DR17-221 New Apartment Building at 16th And H Streets (Noticed on 09-29-17)

Location: 1601 H Street, 002-0174-024-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Site Plan and Design Review to construct a new 4-story apartment building with a total of 75 residential units on an existing ±0.58-acre surface parking lot in the General Commercial (C-2) Zone and Central Core Design Review District with a deviation to open space development standards; **Item C:** Tree Permit to allow removal of private protected trees

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

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

4. DR17-235 198 Sharman Garage and Secondary Dwelling Unit (Noticed on 09-29-17)

Location: 1070 42nd Street, 008-0142-008-0000, District 3

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Site Plan and Design Review with setback deviations to construct a new 2-story structure with an approximately 1,180 square-foot secondary dwelling unit and a two-car garage on an approximately 0.24-acre parcel in the Single-Unit Dwelling (R-1) zone

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

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

5. Z16-063 Emanuel Romanian Pentecostal Church Multi-Purpose Building (Continued from 10-05-17)

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 : Project approved subject to conditions and based on Findings of Fact

6. Z17-027 198 Opportunity Street Marijuana Cultivation (Continued from 10-05-17)

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 : Taken under advisement language

7. Z17-113 Pasa Verde LLC. - Cannabis Manufacturing (Continued from 10-05-17)

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 : Taken under advisement language

8. Z17-108 5849 88th Street Cultivation Application (Noticed on 09-29-17)

Location: 5849 88Th Street, 062-0080-060-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect), 15301-Existing Facilities); **Item B** Conditional Use Permit to cultivate cannabis inside an existing 47,854 square foot warehouse building on 2.27 acres in the

M-2S (Heavy Industrial) Zone; Item C: Site plan and design review for Minor Alteration to the existing building.

Contact: Ron Bess, Assistant Planner, 916-808-8272

Action of the Zoning Administrator : Taken under advisement language

9. Z17-115 2G Homes - Solons Alley (Noticed on 09-29-17)

Location: 1229 T Street, 009-0082-017-0000, District 4

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Tentative Parcel Map to subdivide a 0.15-acre parcel into 2 parcels in the R-1B zone; **Item C:** Preservation Site Plan and Design Review for review of the tentative map with deviations for lot size and lot depth for Parcel 2, and for the construction of a 2,236-square foot, 2-story duplex dwelling with a 472-square foot attached garage with alley access in the R-1B zone, within the South Side Historic District and Central City Design Review District

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

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