

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 26, 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 26, 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. DR17-217 Office Parking Lot Expansion (Noticed on 10-13-17)

Location: 5655-5665 Freeport Boulevard, 025-0121-016-0000, 025-0121-017-0000, District 5

Entitlements: Continued to November 02, 2017

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

Continued to November 02, 2017

2. DR17-225 2024 Bell Avenue New Trucking Facility (Noticed on 10-13-17)

Location: 2024 Bell Avenue, 238-0130-006-0000, 238-0130-015-0000, District 2

Entitlements: **Item A** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Site Plan and Design Review to construct a new ±5706 square foot trucking facility on a ±2.50 acre site located in the Light Industrial (M-1-SPD) zone, McClellan Heights and Parker Homes Special Planning District and the Del Paso Heights Design Review District with deviation to masonry wall requirements.

Contact: DR Intern, Assigned Planner, 916-808-5924

Continued to November 02, 2017

3. Z17-069 Winterhaven Avenue TM (Noticed on 10-13-17)

Location: 504 Winterhaven Avenue, 250-0240-046-0000, District 1

Entitlements: **Item A** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B:** Tentative Map Time Extension Extension of tentative map and associated entitlements

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

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

4. Z17-158 2745 Crosby Way Lot Split (Noticed on 10-13-17)

Location: 2745 Crosby Way, 266-0271-013-0000, District 2

Entitlements: **Item A** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Tentative Map to subdivide a developed 1.05-acre parcel into two in the Light Industrial (M-1) zone; **Item C:** Site Plan Review only of the tentative map

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

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

5. Z17-168 2711 U Street Tentative Map (Noticed on 10-13-17)

Location: 2711 U Street, 010-0127-019-0000, District 4

Entitlements: **Item A** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B** Tentative Parcel Map to subdivide an existing 0.15-acre parcel into two parcels within the R-3A-SPD zone district; **Item C:** Site Plan and Design Review for the proposed parcels including a deviation to the required rear yard setback for the existing dwelling due to the new parcel line.

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

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

6. Z17-053 530 Display Way Conditional Use Permit (Noticed on 10-13-17)

Location: 530 Display Way, 250-0040-069-0000, District 2

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 to cultivate marijuana within an existing building of approximately 8,500 square feet on 0.64 acres within the Light Industrial (M-1-PUD) zone and within the Norwood I-80 Planned Unit Development.

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

Action of the Zoning Administrator : Taken under advisement language

7. Z17-056 1500 Fianza Ave Conditional Use Permit (Noticed on 10-13-17)

Location: 1500 Fianza Avenue, 266-0413-001-0000, District 2

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 3,160-square foot building on 0.36 acres in the Light Industrial (M-1) zone; **Item D:** Minor Additions/Alterations to add a door on the south elevation (west side) and parking spaces.

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

Action of the Zoning Administrator : Taken under advisement language

8. Z17-057 1636 Kathleen Marijuana Cultivation Golden Earth Partners (Noticed on 10-13-17)

Location: 1636 Kathleen Avenue, 265-0360-002-0000, 265-0401-002-0000, 265-0401-013-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for Marijuana Cultivation in an existing building in the M-1 zone.); **Item C:** Site Plan & Design Review for minor exterior renovations

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

Item withdrawn to be Re-noticed

9. Z17-067 For the Patients Collective Cultivation Conditional Use Permit (Noticed

on 10-13-17)

Location: 5470 Florin Perkins Road, 061-0173-035-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for cultivation within an existing 15,000 square-foot building in the Heavy Industrial (M-2(S)) zone.); **Item C:** Minor Additions/Alterations Minor work proposed to the exterior of an existing building

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

Action of the Zoning Administrator : Taken under advisement language

10.Z17-087 Thys Court Marijuana Cultivation (Noticed on 10-13-17)

Location: 8510 and 8520 Thys Court, 062-0070-021-0000, 062-0070-022-0000, 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 two existing buildings totaling approximately 24,400 square feet on approximately 1.38 acres within the M-2S zone; **Item C:** Site Plan and Design Review for minor alterations to two existing industrial buildings

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

Action of the Zoning Administrator : Taken under advisement language

11.Z17-089 Sacramento Confidential Delivery - Rene Avenue (Noticed on 10-13-17)

Location: 2081 Rene Avenue, # B, 238-0150-031-0000, District 2

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 9,400-square foot warehouse on 0.56 acres in the Light Industrial (M-1-SPD) zone; **Item D:** Minor Alteration/Additions to add mechanical equipment on the roof of the existing building in the Light Industrial (M-1-SPD) zone, in the McClellan Heights/Parker Homes Special Planning District, and within the Del Paso Heights Design Review Area

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

Action of the Zoning Administrator : Taken under advisement language

12.Z17-134 PK Solutions, Inc. (Noticed on 10-13-17)

Location: 147 Otto Circle, 036-0192-010-0000, District 5

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301- Existing Facilities); **Item B:** A request for a Conditional Use Permit for cannabis cultivation within an existing 5,600 square-foot tenant space in the Light Industrial (M-1S-EA-4) zone district.

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

Action of the Zoning Administrator : Taken under advisement language

13.Z17-156 Blackout 365 Pain Therapy Cooperative, Inc. (Noticed on 10-13-17)

Location: 6280 88Th Street, 062-0160-009-0000, 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 cannabis cultivation within an existing ±9,690-square foot warehouse on a ±0.49-acre lot in the Heavy Industrial (M-2S) zone.

Contact: Angel Anguiano, Junior Planner, 916-808-5519

Action of the Zoning Administrator : Taken under advisement language

14.Z17-160 Alternative Natural Healing Collective Corporation. (Noticed on 10-13-17)

Location: 8141 37th Avenue, 027-0360-020-0000, 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 Cannabis cultivation within an existing ±14,768-square foot warehouse on a ±0.73-acre lot in the Heavy Industrial (M-2S) zone

Contact: Angel Anguiano, Junior Planner, 916-808-5519

Item withdrawn to be Re-noticed