

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, November 9, 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, November 9, 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. DR17-256 Amen Garage Remodel and Secondary Dwelling Unit Addition (Noticed on 10-27-17)

Location: 1040 35Th Street, 007-0133-007-0000, District 3

Entitlements: **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15303-New Construction or Conversion); **Item B:** Site Plan and Design Review with setback deviations for an approximately 270 square-foot secondary dwelling unit above an existing detached garage on approximately 0.1 acres in the Single-Unit Dwelling (R-1) zone

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

Action of of the Design Director: Project approved subject to conditions and findings of fact

2. Z17-029 Tetra-9 Management LLC Cultivation Facility Conditional Use Permit (Noticed on 10-27-17)

Location: 8135 & 8137 Elder Creek Road, 038-0290-025-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for marijuana cultivation within an existing 51,599 square-foot building on a 5.08-acre parcel in the Heavy Industrial (M-2S) zone; **Item C:** Site Plan and Design Review for minor work to existing building.

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

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

3. Z17-112 8836 Elder Creek - Marijuana Cultivation - New Life (Continued from 11-02-17)

Location: 8836 Elder Creek Road, 064-0020-081-0005, 064-0020-081-0006, 064-0020-081-0007, District 6

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-1S-R zone; **Item C:** Site Plan & Design Review for minor exterior renovations

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

Continued to November 30, 2017

4. **Z17-117 The Mill @ Broadway Phase 2B Expansion Area (Noticed on 10-27-17)**
Location: 300 1St Avenue, 009-0286-001-0000 & 009-0286-018-0000, District 4
Entitlements: **Item A:** Previously Certified Environmental Impact Report; **Item B:** Previously Adopted Mitigation Monitoring Plan; **Item C::** Tentative Parcel Map for condominium purposes; **Item D:** Site Plan and Design Review for the construction of 43 residential units in the Multi-Unit Dwelling (R-4-PUD) zone in the Northwest Land Park Planned Unit Development, with a deviation to reduce the rear-yard setback from 5ft to 2.5ft for the buildings along the south property line
Contact: Miriam Lim, Assistant Planner, 916-808-3540

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

5. **Z17-118 5711 Florin Perkins Road - Marijuana Cultivation - Cannabis Campus at Florin Perkins (Noticed on 10-27-17)**
Location: 5711 Florin Perkins Road, 062-0090-014-0000, District 6
Entitlements: **Item A** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for Marijuana Cultivation in portions of an existing building in the M-2S zone; **Item C::** Site Plan & Design Review for minor exterior renovations.
Contact: Robert W. Williams, Associate Planner, 916-808-7686

Continued to November 16, 2017

6. **Z17-138 8711 Younger Creek Drive - Marijuana Cultivation - Sac Valley Holdings (Noticed on 10-27-17)**
Location: 8711 Younger Creek Drive, 062-0150-031-0000, District 6
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-2S zone.; **Item C::** Site Plan & Design Review for minor exterior renovations **(Withdrawn)**
Contact: Robert W. Williams, Associate Planner, 916-808-7686

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

7. **Z17-146 8370 Rovana Circle - Marijuana Cultivation - TIVL Incorporated (Noticed on 10-27-17)**
Location: 8370 Rovana Circle, 064-0010-107-0000, District 6
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-2S zone; **Item C:** Site Plan & Design Review for minor exterior renovations **(Withdrawn)**
Contact: Robert W. Williams, Associate Planner, 916-808-7686

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

**8. Z17-149 8834 Elder Creek Road - Marijuana Cultivation - Canna Core, Inc.
(Noticed on 10-27-17)**

Location: 8834 Elder Creek Road, 064-0020-081-0001, 064-0020-081-0002, 064-0020-081-0003, 064-0020-081-0004., District 6

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-1S-R zone; **Item C:** Site Plan & Design Review for minor exterior renovations. **(Withdrawn)**

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

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