

**DIRECTOR(S)**

**Carson Anderson** Preservation Director  
**Bruce Monighan**, Urban Design Manager  
**Joy Patterson**, Zoning Administrator

**CITY STAFF**

**Luis Sanchez**, Senior Architect  
**Sandra Yope**, Senior Planner

# Minutes

## Director Hearing

300 Richards Blvd, 3<sup>rd</sup> Floor  
Conference Room

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

**Thursday, December 07, 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](http://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](mailto:Commissionsubmit@cityofsacramento.org) at least 48 hours prior to the meeting.

# MINUTES

**Thursday, December 07, 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. Z17-086 8th/9th & X Street Self-Storage (Noticed on 11-22-17)**

**Location:** 2410 9th Street, 009-0241-009-0000, District 4

**Entitlements:** **Item A** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Conditional Use Permit Major Modification of P01-071, for an addition to an existing mini- storage site on ±1.18 acres in the C-2 zone; **Item C:** Site Plan & Design Review for the new 3-story, mini-storage building in the Central City Design Review District.

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

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

**2. Z17-091 2751 Land Avenue Marijuana Cultivation Facility (Noticed on 11-22-17)**

**Location:** 2751 Land Avenue, 265-0280-046-0000, District 2

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA Guidelines Sections 15301 Existing Facilities and 15061(b)(3) No Significant Effect); **Item B:** Conditional Use Permit to cultivate marijuana within an existing building on a ±1.66-acre site in the Light Industrial (M-1) Zone and North Sacramento Design Review District; **Item C:** Site Plan and Design Review to renovate an existing building.

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

**Action of the Zoning Administrator and Design Director: Continued to December 21, 2017**

**3. Z17-109 K & E Place Tentative Map Time Extension (Noticed on 11-27-17)**

**Location:** 3332 & 3340 Del Paso Boulevard, 252-0340-023-0000, 252-0340-024-0000, District 2

**Entitlements:** **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15332-Infill Development Projects); **Item B:** Tentative map time extension (to tentative map per file P07-012) to subdivide two parcels, totaling approximately 1.0 acres, into 9 parcels for single-unit dwellings in the Multi-Unit Dwelling Review (R-2B-R) zone

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

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

4. **Z17-124 Fields Performance, Inc. Cannabis Cultivation. (Noticed on 11-22-17)**  
**Location:** 8535 Elder Creek Road, 062-0050-073-0000, 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 cannabis cultivation use within an approximately 18,178 square-foot portion of an existing 22,000 square-foot industrial building on a 1.68-acre parcel in the Heavy Industrial (M-2(S)) zone.  
**Contact:** David Hung, Associate Planner, 916-808-5530

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

5. **Z17-162 Cura Sacramento. (Noticed on 11-22-17)**  
**Location:** 5852 88th Street, Suite 400, 062-0080-037-0000, 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 marijuana manufacturing within an existing building in the Heavy Industrial (M-2) zone.  
**Contact:** Angel Anguiano, Junior Planner, 916-808-5519

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

6. **Z17-171 7091-7101 14th Avenue - T-Map 1 to 2 - Maita Parcel Map (Noticed on 11-22-17)**  
**Location:** 7091-7101 14th Avenue, 015-0333-041-0000, District 6  
**Entitlements:** **Item A:** Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B:** Tentative Parcel Map to subdivide one into two lots in the R-2 zone; **Item C:** Site Plan & Design Review for the Tentative Map, with deviations to reduce the minimum lot width and the minimum lot size. **Item D:** Site Plan & Design Review to review the development standards of two existing dwellings (and a detached garage), with deviations to reduce the side yard setback of an existing dwelling, to waive paving materials requirements for a driveway & parking pad, to reduce the side yard setback of a detached garage & covered patio, and to exceed the front setback area paving limit.  
**Contact:** Robert W. Williams, Associate Planner, 916-808-7686

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

7. **Z17-176 Huamei Inc. Marijuana Cultivation (Noticed on 11-22-17)**  
**Location:** 8838 Elder Creek Road, 064-0020-081-0013, 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 marijuana cultivation within an existing building in the Light Industrial (M-1) zone.  
**Contact:** Angel Anguiano, Junior Planner, 916-808-5519

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