

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, December 21, 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, December 21, 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. DR17-363 Residence Rear Addition (Noticed on 12-08-17)

Location: 8014 Center Parkway, 117-0320-025-0000, District 7

Entitlements: **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15301-Existing Facilities); **Item B:** Site Plan and Design Review with setback deviation for a 300 square-foot rear addition to a single-unit dwelling on an approximately 0.14-acre parcel in the Single-Unit Dwelling (R-1) zone.

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

Continued to January 4, 2018.

2. DR17-339 DR17-339 Arcade Single Family Home (Noticed on 12-08-17)

Location: 1026 Arcade Boulevard, 265-0021-005-0000, District 2

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15061(b)(3) No Significant Effect); **Item B:** Site Plan and Design Review with a front setback deviation for a new ±2,893 single family residence on a ±0.22 vacant lot.

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

Approved with conditions.

3. Z17-091 2751 Land Avenue Marijuana Cultivation Facility (Continued from 12-07-17)

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

Public hearing conducted. Zoning Administrator took project under advisement and will render decision at a later date.

4. Z17-068 Morning Sun (Noticed on 12-08-17)

Location: 1300 El Monte Avenue, 275-0122-001-0000, 275-0122-002-0000, 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 to allow cannabis cultivation within an existing approximately 15,000

square-foot building on a 0.34-acre parcel and to develop parking lot on adjacent 0.17-acre parcel in the General Commercial Special Planning District (C-2-SPD) zone in the Del Paso Boulevard/Arden Way Special Planning District: **Item C:** Site Plan and Design Review for minor alterations an existing commercial building and for development of a parking lot.

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

Public hearing conducted. Zoning Administrator took project under advisement and will render decision at a later date.

5. Z17-076 Abatin Farms Cultivation Conditional Use Permit (Noticed on 12-08-17)

Location: 8521 Younger Creek Drive, 062-0130-016-0000, District 6

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for cultivation within an existing 21,600 square-foot building on a 1.22-acre parcel in the Heavy Industrial (M-2(S)) zone

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

Public hearing conducted. Zoning Administrator took project under advisement and will render decision at a later date.

6. Z17-095 Abatin Farms Manufacturing Conditional Use Permit (Noticed on 12-08-17)

Entitlements: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit for cannabis manufacturing within an existing 21,600 square-foot building on a 1.22-acre parcel in the Heavy Industrial (M-2(S)) zone

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

Public hearing conducted. Zoning Administrator took project under advisement and will render decision at a later date.