Thursday, June 17, 2021
1:00 p.m.

NOTICE TO THE PUBLIC

In response to Governor’s Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic, adopted by the City of Sacramento City Council, the City of Sacramento City Council and other public meetings are closed to the public to align with local and federal guidelines and social distancing recommendations for the containment of the coronavirus.

You are encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Comments may be limited for time and large groups are encouraged to select 3-5 speakers to represent the group. At the beginning of the meeting, the Director describes the hearing process including the appropriate time for public testimony.

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 can be downloaded at [http://www.cityofsacramento.org/Community-Development/Meetings/Director-Hearings](http://www.cityofsacramento.org/Community-Development/Meetings/Director-Hearings).

PUBLIC PARTICIPATION INSTRUCTIONS: Click on the link on the next page and follow the Attendance Guidelines at the end of this agenda.

If assistance is required to participate in the meeting, notify the Community Development Dept. at (916) 264-5011, 311, or Commissionsubmit@cityofsacramento.org at least 48 hours prior to the meeting.

Members of the public are encouraged to submit public comments via email to the associated project planner at least 24 hours prior to the meeting.
1. **2681 Montgomery Way Landmark Nomination (M21-017) (Noticed 6/03/2021)**
   - **Location:** 2681 Montgomery Way, APN:013-0231-022-0000 (District 4)
   - **Entitlements:** Item A. Environmental Exemption (CEQA Guidelines Section 15308, Actions by Regulatory Agencies to Protect the Environment); and Item B. Review a Statement of Nomination for the property at 2681 Montgomery Way (known as the Chinn/Hyeem House) and make a recommendation to the Preservation Commission regarding eligibility for listing in the Sacramento Register of Historic and Cultural Resources pursuant to the criteria provided in Sacramento City Code section 17.604.210.
   - **Contact:** Sean de Courcy, Associate Planner, 916-808-2796, SdeCourcy@cityofsacramento.org

   **Action of the Acting Preservation Director:** Approved the Statement of Nomination and forwarded item to Preservation Commission.

2. **Duckhorn Manufacturing and Logistics Center (DR21-017) (Noticed 6/03/2021)**
   - **Location:** 3950 Duckhorn Drive, APN:225-0140-073 and 225-0140-074 (District 1)
   - **Entitlements:** Item A. Addendum to Mitigated Negative Declaration (MND) and Mitigated Monitoring Plan (MMP); Item B. Site Plan and Design Review to construct a new 185,973 square-foot manufacturing and logistics center on a 11.5 acre site in the Employment Center Zone (EC-50); and Item C. Tree Permit for the removal of six (6) City-trees.
   - **Contact:** Arturo Carrasco-Becerra, Associate Planner, 916-808-5514, ACarrasco-Becerra@cityofsacramento.org
Action of the Design Director: Approved the project subject to conditions of approval and based on findings of fact.

3. Natomas Fountains Tentative Parcel Map (Z21-017) (Noticed 6/03/2021)
   Location: 3801 Gateway Park Blvd, APN:225-0160-094-0000 (District 1)
   Entitlements: Item A. Environmental Exemption (CEQA Guidelines Section 15315, Minor Land Divisions); Item B. Tentative Map to subdivide a vacant 12.54-acre parcel into three parcels in the Shopping Center Zone (SC-PUD) and located in the Coral Business Center Planned Unit Development; and Item C. Tree Permit to remove one City tree.
   Contact: Arturo Carrasco-Becerra, Associate Planner, 916-808-5514, ACarrasco-Becerra@cityofsacramento.org

Action of the Zoning Administrator: Approved the project subject to conditions of approval and based on findings of fact.

   Location: 6341 Sky Creek Drive, APN: 062-0150-024-0000, (District 6)
   Entitlements: Item A. Environmental Exemption (Per CEQA 15301 Existing Facilities); Item B. Conditional Use Permit to establish Cannabis Production (cultivation), in an existing commercial building totaling ±32,400 square feet on approximately 2.03 acres in the Heavy Industrial Zone (M-2S); and Item C. Site Plan & Design Review for exterior storefront changes.
   Contact: Robert W Williams, Associate Planner, 916-808-7686, RWWilliams@cityofsacramento.org

Action of the Zoning Administrator and Design Director: Project was taken under advisement for a decision to be rendered at a later date.

On June 21, the Zoning Administrator approved the project subject to conditions of approval and based on findings of fact.
5. **8200, 8210, 8220, & 8230, Alpine Avenue Cannabis Production CUP (Z21-020) (Noticed 6/03/2021)**  
**Location:** 8200, 8210, 8220, & 8230 Alpine Avenue, APN:061-0100-001-0000 (District 6)  
**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Conditional Use Permit to establish Cannabis Production (cultivation, distribution, and manufacturing), in four existing commercial buildings totaling ±103,600 square feet on approximately 4.7 acres in the Light Industrial Zone, Solid Waste Restricted Overlay (M-1S-SWR).  
**Contact:** Robert W Williams, Associate Planner, 916-808-7686, RWWilliams@cityofsacramento.org

**Action of the Zoning Administrator:** Project was taken under advisement for a decision to be rendered at a later date.

**On June 21, the Zoning Administrator approved the project subject to conditions of approval and based on findings of fact.**
Attendance Guidelines

PUBLIC COMMENT PARTICIPATION: By participating in this meeting you acknowledge that you are being recorded. While speaking, please reduce any background noise to ensure that your comments can be heard. When not speaking please make sure your microphone is turned off. When you hear the item called that you wish to comment on, please wait for the Director to open the item for public comment. The moderator will call on speakers based on your raised virtual hand (see below), or when all microphones have been unmuted if you only connected by phone. Once you start speaking, please voluntarily state your name for the record and provide your public comment.

Anyone can access the Director hearing through the provided agenda online meeting link. We ask that you include your name during this registration or simply name yourself “General Public” if you are just listening in. This registration serves as our standard hearing check-in sheet and allows the Director to address you by name during the hearing if you wish to speak. We recommend and comments, questions, or concerns be emailed to the planner 24-hours prior to the hearing.

Once you have registered (with name or anonymously) and clicked “Join Now” the following screen will pop-up. The City recommends clicking on “Run a temporary application” link (at the bottom of WebEx screen) to join the meeting quickly without installing new software. The application should show up on the bottom of your screen as shown. A simple click will start the WebEx session.

You can also join through an iPhone or Android phone using the WebEx app available on Apple’s App store or Google Play.

Project files and draft conditions:

Associated hearing documents such as plans, and draft conditions of approval can be found on the emailed registration page under “Event Material” once the ‘View Info’ button is clicked (see screenshots below).
Example: Hearing Agenda

When the item you wish to speak on is being heard, please click the small "Raise your hand" button as shown below:

(Actual hearing screen shown for clarity)
Audio Connection issues:

Since these hearings are established as a web conference, your microphone will be automatically muted upon arrival. In some cases, you will need to select audio source in order to speak once your hand has been raised and the director allows public testimony for the associated item. In order to select your audio connection (microphone) click on the bubble with three dots at bottom of page (this may be hidden, so just hover over the bottom for it to pop-up), and select Audio Connection.
Once **Audio Connection** has been selected, a selection box will open up with **three choices**, select the one that best suits your needs. We suggest using the "**Call me**" if you are having problems as WebEx will call you at the number you have provided. If for some reason you cannot select **Audio Connection** because it is greyed out, don’t be alarmed, the host will be double checking and assisting you thru the process either prior to the hearing or during the public comment period. Please make sure you raise your hand to speak as described above.

If you are still having issues with Audio we have also provided a “**Chat**” section right side window, where you can type your comments to the host who will in-turn relay them to the hearing officers.