

DIRECTOR(S)

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Minutes
Director Hearing

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

Thursday October 16, 2025
1:00 p.m.

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1. Ramona Opportunity Industrial (DR24-195) (Noticed 10/03/2025)

Location: 3316 Ramona Avenue; APN(s): 079-0281-031-0000; (District 6)
Entitlements: **Item A.** Mitigated Negative Declaration; **Item B.** Site Plan and Design Review for the construction of a commercial and industrial mixed-use building and a shell building across several parcels (5.75-acre site) in the Manufacturing, Research, and Development (MRD) and Solid Waste Restricted Overlay (SWR) Zone within the Citywide Industrial Design Review District; and **Item C.** Tree Permit for the removal of seven (7) private-protected trees.

Contact: Armando Lopez Jr, AIA, (916) 808-8239, ALopezJr@cityofsacramento.org

Action of the Design Director: project approved subject to conditions of approval and based on findings of fact.

2. Vietnamese Hope Baptist Church Phase 2 (Z25-022) (Noticed 10/03/2025)

Location: 6301 Elder Creek Road; APN(s): 038-0202-012-0000; (District 6)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B.** Conditional Use Permit Major Modification to expand a previously approved religious assembly use for a 3,457 square foot new sanctuary building on a 1.59-acre parcel within the Single-Unit Dwelling (R-1) Zone; and **Item C.** Site Plan and Design Review to review the construction of a 3,457 square foot sanctuary building and associated site improvements with deviations to rear-yard setback standards and waive the wall requirements in the Single-Unit Dwelling (R-1) Zone.

Contact: Michael Crampton, Assistant Planner, (916) 808-8951, MCrampton@cityofsacramento.org

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

3. C Street Self Storage (Z25-026) (Noticed 10/03/2025)

Location: 1201 and 1217 C Street; APN(s): 002-0081-002-0000, 002-0081-003-0000; (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit to establish a mini storage; locker building facility in two existing buildings totaling 47,280 square feet on a 0.88-acre site across two parcels within the Light Industrial (M-1_SPD) Zone, and on landmark parcels on the Sacramento Register of Historic and Cultural Resources; and **Item C.** Site Plan and Design Review for modifications to a landmark structure, site work, and a change of use.

Contact: Henry Feuss, Associate Planner, (916) 808-5880, HFeuss@cityofsacramento.org

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

4. 3015 H Street – Nonconforming nonresidential use enlargement CUP (Z25-052) (Noticed 10/03/2025)

Location: 3015 H St; APN(s): 003-0212-018-0000; (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B.** Conditional Use Permit to enlarge a nonconforming nonresidential use, an existing storefront cannabis dispensary, in order to provide a cannabis delivery dispensary service, which is proposed to be within a 375-square-foot fenced area, located in an existing parking lot behind an existing ±3,000-square-foot building, in the General Commercial zone, within the Central City Special Planning District (C-2-SPD).

Contact: Robert W Williams, Associate Planner, (916) 808-7686,
RWWilliams@cityofsacramento.org

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