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City of SACRAMENTO

Minutes

Director Hearing

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Community Development Department
(916) 264-5011

Thursday November 05, 2026
1:00 p.m.

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Attendance Assistance

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1. **Cannabis Conditional Use Permits at 8535 Morrison Creek Drive (Z25-083) (Noticed 10/09/2026) [Continued from 10/29/2026]**
   Location: 8535 Morrison Creek Dr; APN(s): 064-0020-065-0000 (District 6)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Sections 15301-Existing Facilities and15332-Infill Development); **Item B.** Conditional Use Permit to dedicate 4,895 square feet to cannabis manufacturing within an existing warehouse on a 0.48-acre site within the Heavy Industrial (M-2S) zone. There are no proposed changes to the existing building exterior or site; and **Item C.** Conditional Use Permit to dedicate 5,668 square feet to cannabis distribution within an existing warehouse on a 0.48-acre site within the M-2S zone. There are no proposed changes to the existing building exterior or site.
   Contact: Danny Abbes, Associate Planner, (916) 808-5873, Dabbes@cityofsacramento.org

   Item continued to November 19, 2026.

2. **Solons Alley Dwellings (Z26-046) (Noticed 10/23/2026)**
   Location: APN(s): 010-0052-028-0000 (District 4)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development Projects and 15303-New Construction or Conversion of small structures.); **Item B** Tentative Map to subdivide a 0.07-acre lot into two lots within the Multi-Unit Dwelling (R-3A-SPD) zone, the Central City Special Planning District (SPD), and the Newton Booth Historic District; and **Item C.** Site Plan and Design Review for review of the tentative map layout with deviations for lot depth and construction two dwelling units, and associated site improvements.
   Contact: Sierra Peterson, Associate Planner, (916) 808-7181, Speterson@cityofsacramento.org

   Item continued to November 12, 2026.

3. **4428 Austin Street Time Extension (Z26-068) (Noticed 10/23/2026)**
   Location: 4428 Austin St; APN(s): 237-0390-003-0000, -004 (District 1)
   Entitlements: Item A. Environmental Exemption ((Per CEQA 15332-Infill Development Projects); **Item B.** Tentative Subdivision Map Time Extension for two years (until October 12, 2028) of a previously approved Tentative Subdivision Map (Z23-028) to subdivide 1.01 acres into 7 residential lots with a Tentative Map Design Deviation to create four lots with no public street frontage in the Single-Unit Dwelling (R-1) zone; and **Item C.** Site Plan and Design Review Time Extension for two years (until October 12, 2028) for review of the tentative subdivision map layout and for the construction of 7 two-story, single-unit dwellings with deviations to reduce the allowed front-yard setback.
   Contact: Jose Quintanilla, Associate Planner, (916) 808-5879, Jquintanilla@cityofsacramento.org

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