

Robert W. Williams, Associate Planner
January 26, 2023

A dark blue silhouette of the Sacramento skyline is positioned horizontally across the middle of the slide. It features various building shapes, including several tall, rectangular skyscrapers and two prominent bridge towers with cross-hatch patterns on the right side.

PLANNING & DESIGN COMMISSION

Application No. P22-036

4080 & 4090 24th Street, District 5
APN: 018-0026-025-0000 & 018-0026-003-0000

Overview

- Project Location, Surrounding Zoning & Land Uses
- Project Description
- Why PDC Review Required
- Public Notice & Comment Themes
- Staff Recommendation

West Sacramento

Interstate 5

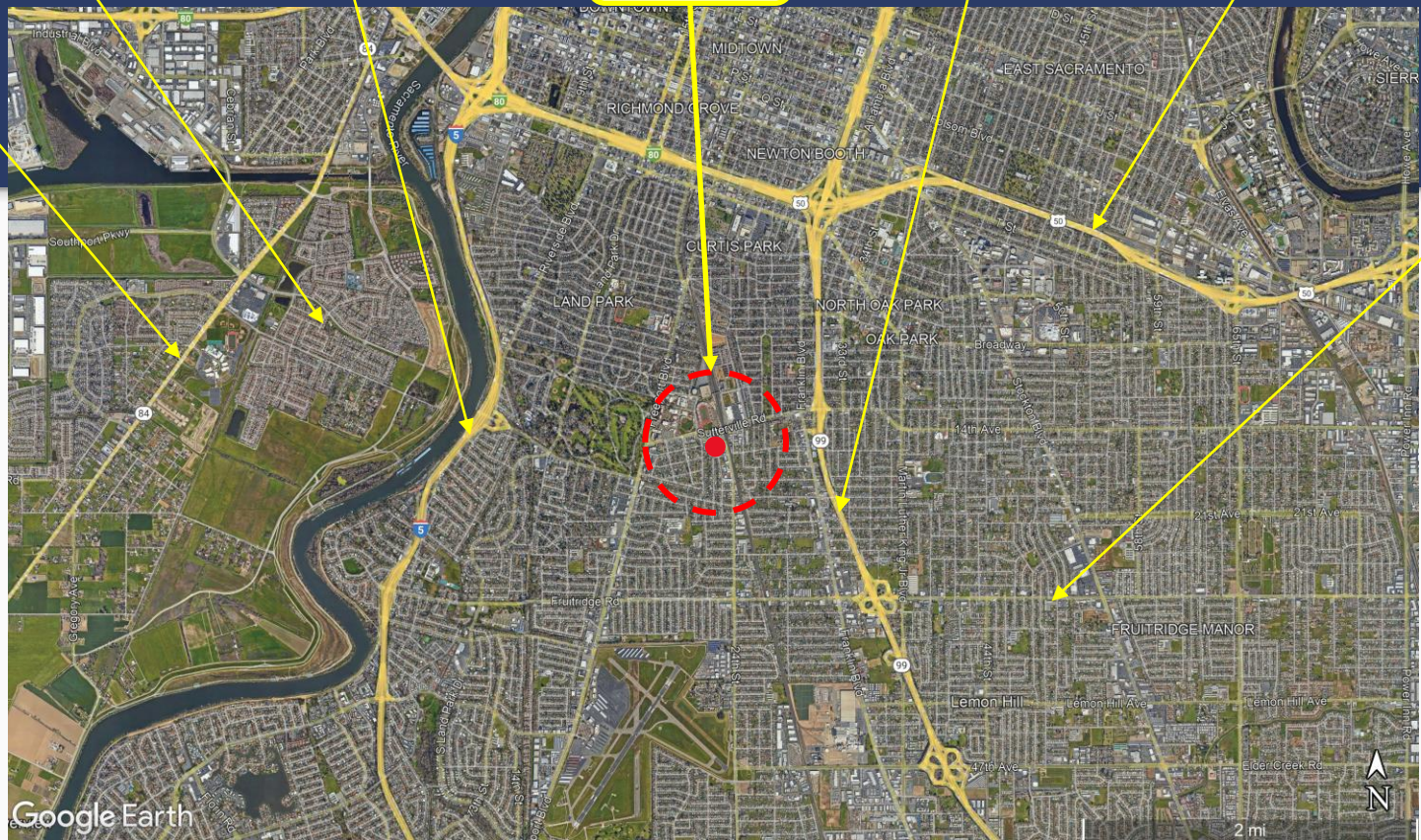
Project

Highway 99

Highway 50

Highway
84

Fruitridge
Road



Google Earth

City College

Sutterville Road Bypass

Project

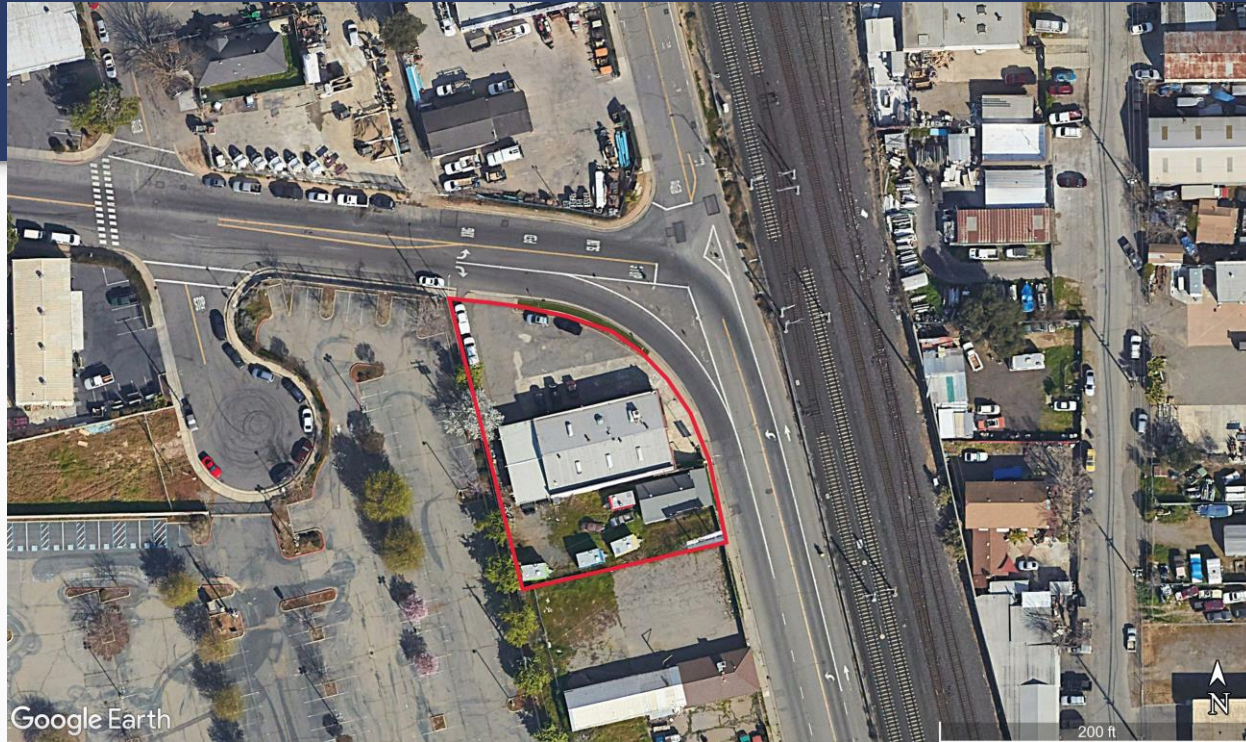
Sutterville Road

24th Street

Children's Home



Project Site – 4080 & 4090 24th Street



Project Site – 4080 & 4090 24th Street



Project Site – 4080 & 4090 24th Street



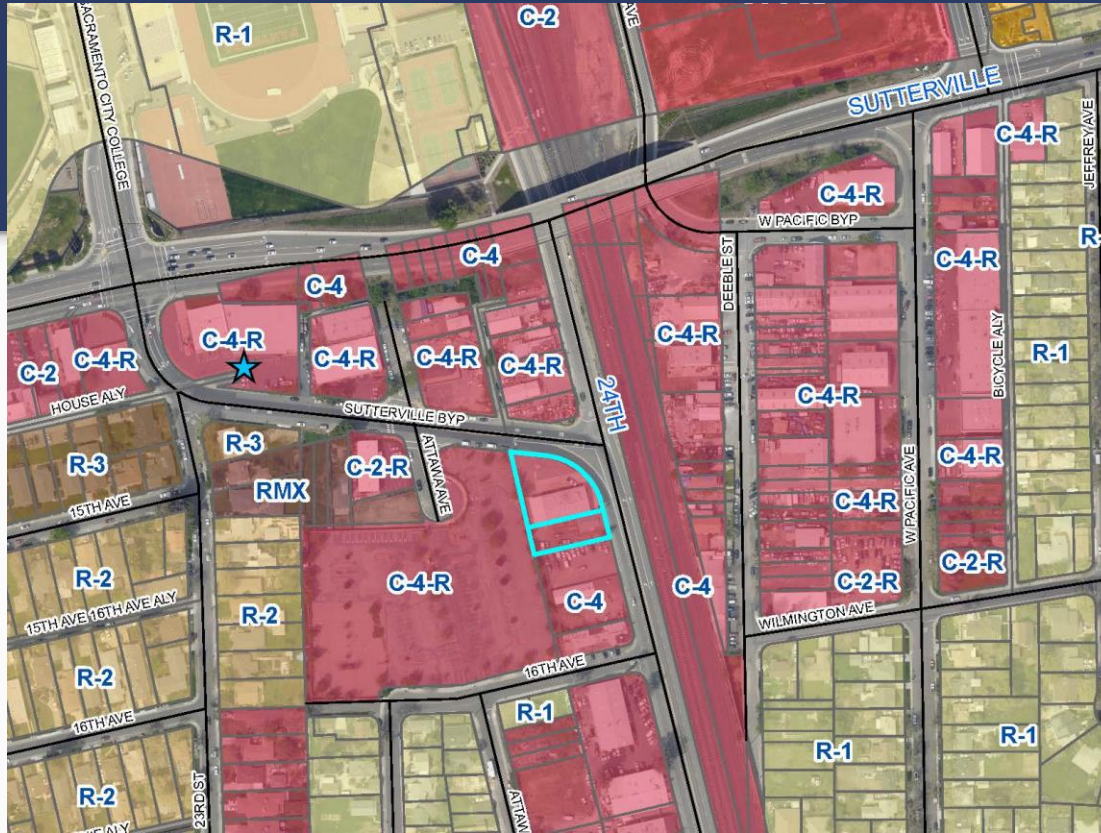
Project Site – 4080 & 4090 24th Street



Project Site – 4080 & 4090 24th Street



Zoning Map



PROJECT DESCRIPTION

Entitlements requested for:

1. Conditional Use Permit for a Storefront Cannabis Dispensary
(with a delivery service)
2. Site Plan and Design Review for exterior renovations
(rehab building and site, new parking lot)

City of
ACRAMENTO



City of
CRAMENTO

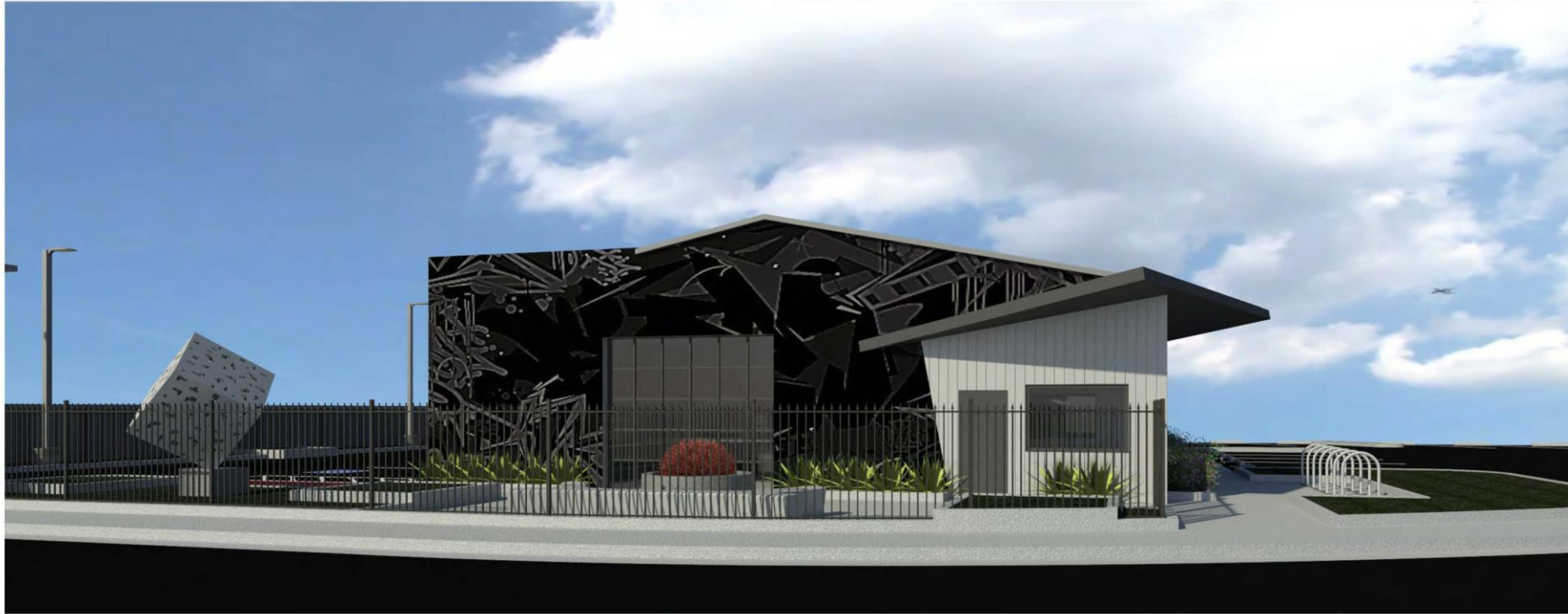


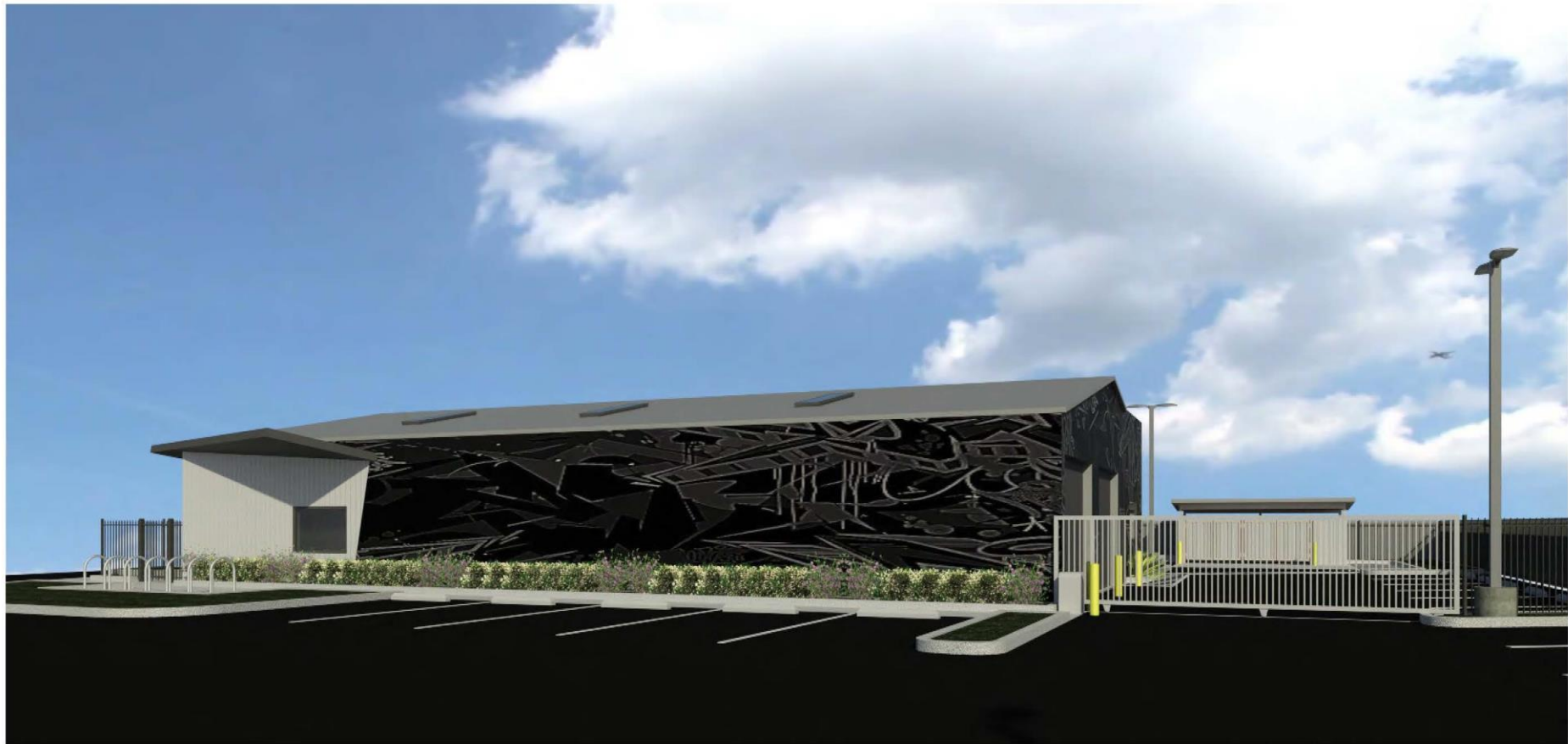
3D Views



3D Views

City of
SACRAMENTO







Storefront Dispensaries

When PDC Review Required

- Within 600 feet of another storefront dispensary
- Within 600 feet of any park, childcare center, in-home childcare (family day care home), youth-oriented facility, church or faith congregation, substance abuse center, or cinema
- Within 600 feet of any tobacco retailer that has 15,000 square feet or less of gross floor area (i.e., not supermarkets)
- Within 300 feet of a residential zone
- **Also** Prohibited within 600 feet of a K-12 school

Storefront Dispensaries

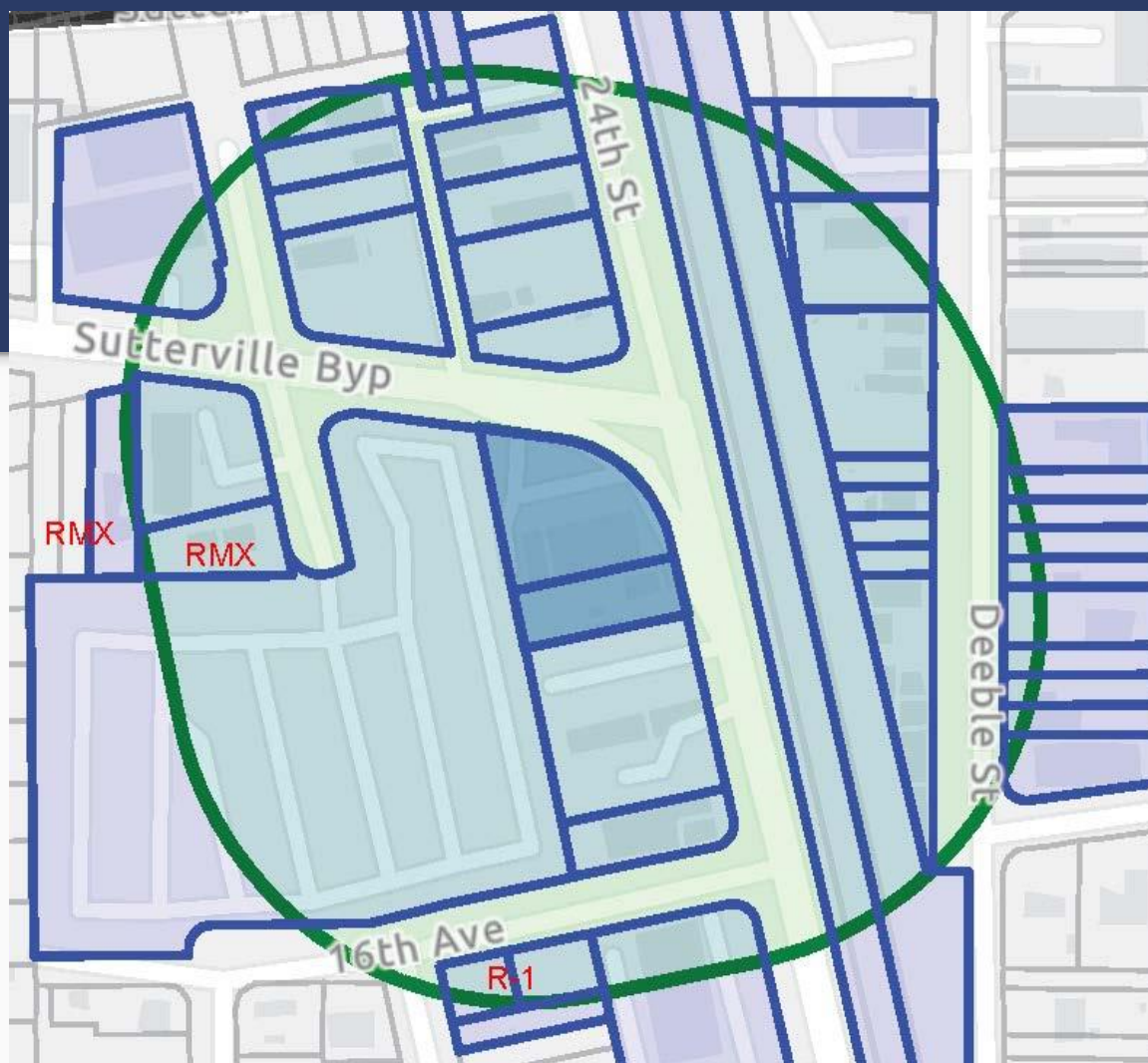
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600-foot Map



300-foot Map



Staff Analysis

Sensitive Uses (City Code Sec. 17.228.920)

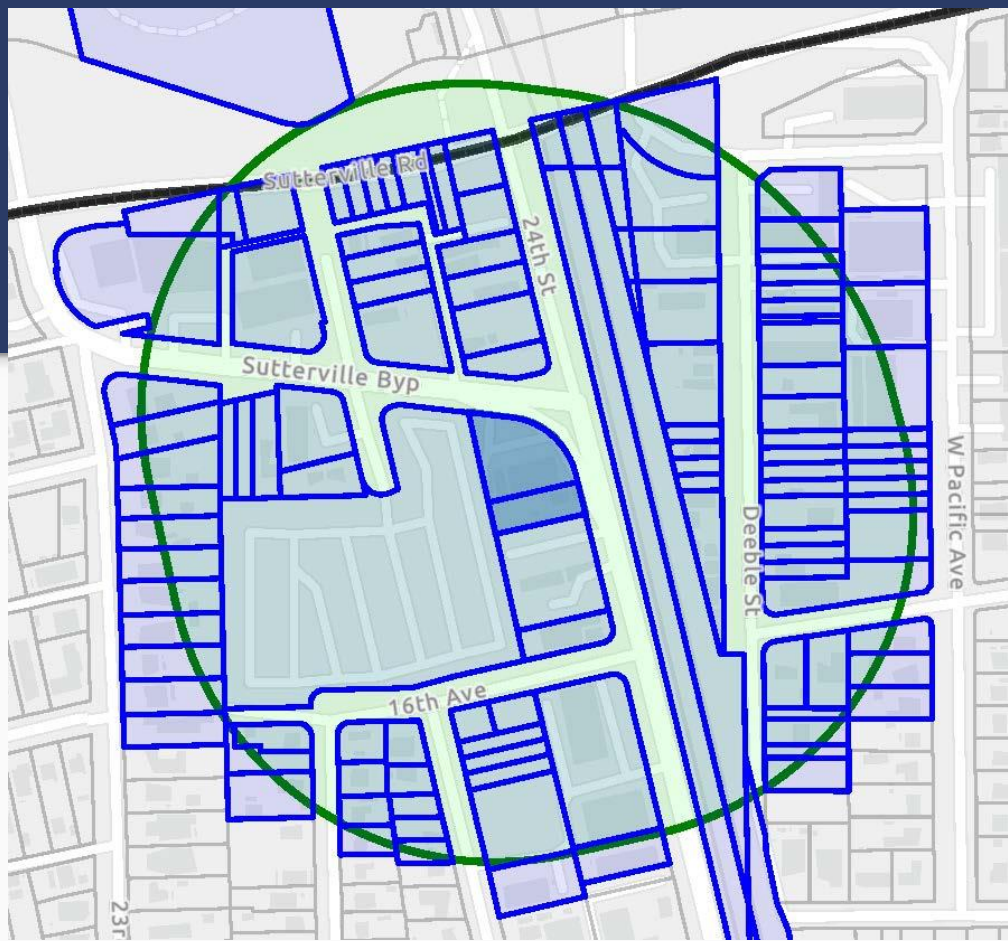
- Within 600 feet of project site:
 - One (1) tobacco retailer
- Within 300 feet of project site:
 - Residential zones (some vacant)
- Other non-regulated uses (alcohol sales) within 600 feet:
 - The tobacco retailer is primarily a liquor store

Public Notice

- Code and Policy Requirements:
 - Project site was posted
 - Notice mailed to all owners and occupants within 500-foot radius
 - All registered community groups within 500-foot radius notified
 - Mailing of public hearing sent on January 13, 2023

500-foot Notice Radius

Owners
Occupants
Groups



Public Notification (continued)

- The following neighborhood groups were notified:
 - College Plaza Neighborhood Association
 - Land Park Community Association
 - Hollywood Park Neighborhood Association
 - Sierra Curtis Neighborhood Association
 - The Mack Road Partnership
 - Preservation Sacramento

Public Notification (continued)

- Additional Notice:
 - August 19, 2022 – Early notice to all groups and posting of site

Public Notification (continued)

- Neighborhood Comments Received:
 - Three in staff report, two of which were just inquiries
 - Concerns stated include:
 - Crime and security concerns
 - Business will reduce property values
 - Loss of other nearby business

Comprehensive Cannabis Study

- Released March 8, 2022
- Key Findings Relating to Concerns
 - Cannabis businesses have not:
 - Had a negative impact on other nearby retail or industrial uses.
 - Had a negative impact on nearby home values.
 - Created increases in crime beyond the levels generated by other businesses.
 - The industry does not appear to produce negative economic effects on commercial and residential districts.

Staff Recommendation

- Staff recommends approval based on findings of fact and conditions of approval within the draft resolution.
- Replaces vacant tenant space with employment and tax revenue generating use
- Conditions ensure a safe and productive operation of the property that will not be a nuisance to the neighboring community

End



City Of Sacramento
Community Development
Department
Current Planning
Division

P22-036

**4080 & 4090 24th Street
Council District 5 (Maple)
018-0026-025-0000 &
018-0026-003-0000
C-4-R Zone**

City of
SACRAMENTO
Community Development



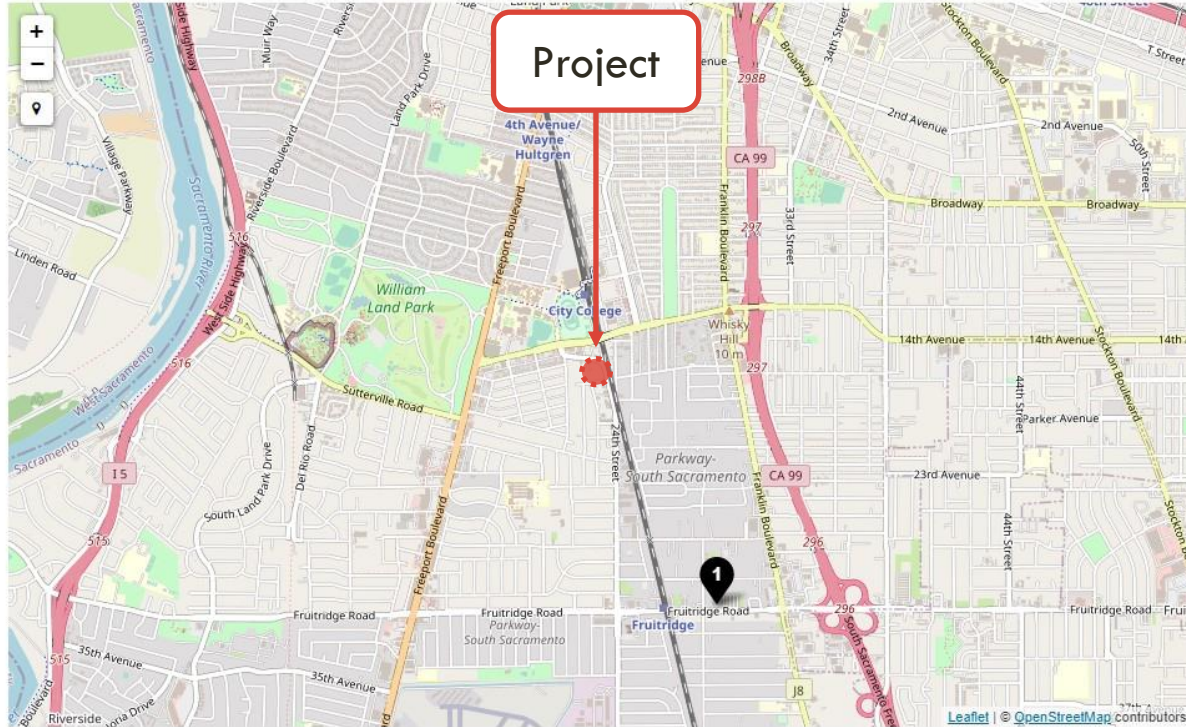
0 100 200 Feet



Retailers Near Me

Search for a Location

4080 24th St, Sacramento, California 95822



Connected Sacramento

2831 Fruitridge Rd

Commercial - Retailer

1.0 miles

Not finding what you're looking for? Email bcc@dca.ca.gov

Last update of license data: 01/24/2023