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Legislative Body Planning and Design Commission

Posting Type Meeting Agenda

Posting Location 915 I Street Sacramento, CA 95814

Meeting Date & Time 06/13/2019 @ 5:30 PM

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Signature **Tiffany Fabiani**
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2019 PLANNING AND DESIGN COMMISSION

Cornelious Burke
Darryl Lucien
Kendra Reed
Douglas Covill
William Farrell
Nicolina Hernandez
Todd Kaufman
Lynn Lenzi
Alix Ogilvie (Vice-Chair)
Phillip Pluckebaum
Jia Wang Connelly (Chair)
Joseph Yee
Vacant



Agenda

Planning and Design Commission

City Hall – Council Chamber
915 I Street, 1st Floor

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

COMMISSION STAFF

Tom Pace, Planning Director
Stacia Cosgrove, Principal Planner
Bruce Monighan, AIA, Urban Design Manager
Evan Compton, Principal Planner
Jeffrey Heeren, Senior Deputy City Attorney

**Thursday, June 13, 2019
5:30 p.m.**

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group. **Speaker slips are available on the City's Website and located in racks inside the chamber and should be completed and submitted to the Commission Clerk.**

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts meeting agendas on the City website, at City Hall as well as offsite meeting locations. The order and estimated time for agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

The agenda provides a general description and staff recommendation; however, the legislative bodies may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. "To Be Delivered" and "Supplemental" reports will be published as they are received. All meeting materials are also available at the meeting for public review.

Live video streams and indexed archives of meetings are available via the internet. Visit the City's official website at http://sacramento.granicus.com/ViewPublisher.php?view_id=21.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.

Notice to Lobbyists: When addressing the legislative bodies you must identify yourself as a lobbyist and announce the client/business/organization you are representing (*City Code 2.15.160*).

General Conduct for the Public Attending Planning and Design Commission Meetings

- Members of the public attending Planning and Design Commission meetings shall observe the same rules and decorum applicable to the Members and staff as noted in the Planning and Design Commission Rules of Procedure.
- Stamping of feet, whistles, yells or shouting, physically threatening conduct, and/or similar demonstrations are unacceptable public behavior and will be prohibited by the Sergeant-at-Arms.
- Lobbyists must identify themselves and the client(s), business or organization they represent before speaking to the Planning and Design Commission.
- Members of the public wishing to provide documents to the Planning and Design Commission shall comply with the Planning and Design Commission Rules of Procedure.

Members of the Public Addressing the Planning and Design Commission

Purpose of Public Comment. The City provides opportunities for the public to address the Commission as a whole in order to listen to the public's opinions regarding non-agendized matters within the subject matter jurisdiction of the City during Regular meetings and regarding items on the Agenda at all other meetings.

- Public comments should not be addressed to individual Members nor to City officials, but rather to the Planning and Design Commission as a whole regarding City business.
- While the public may speak their opinions on City business, personal attacks on Members and City officials, use of swear words, and signs or displays of disrespect for individuals are discouraged as they impede good communication with the Planning and Design Commission.
- Consistent with the Brown Act, the public comment periods on the Agenda are not intended to be "Question and Answer" periods or conversations with the Planning and Design Commission and City officials. The limited circumstances under which Members may respond to public comments are set out in Rule 8 D 2 of the Planning and Design Commission Rules of Procedure.
- Members of the public with questions concerning Consent Calendar items may contact the staff person on the report prior to the meeting to reduce the need for discussion of Consent Calendar items and to better respond to the public's questions.

Speaker Time Limits. In the interest of facilitating the Planning and Design Commission's conduct of the business of the City, the following time limits apply to members of the public (speakers) who wish to address the Planning and Design Commission during the meeting.

- **Matters not on the Agenda.** Three (3) minutes per speaker.
- **Consent Calendar Items.** The Consent Calendar is considered a single item, and speakers are therefore subject to the three (3) minute time limit for the entire Consent Calendar. Consent Calendar items can be pulled at a Commission member's request. Such pulled Consent Calendar items will be considered individually and up to three (3) minutes of public comment per speaker on those items will be permitted.
- Each speaker shall limit his/her remarks to the specified time allotment.
- In the further interest of time, speakers may be asked to limit their comments to new materials and not repeat what a prior speaker said. Organized groups may choose a single spokesperson who may speak for the group but with no increase in time.
- Speakers shall not concede any part of their allotted time to another speaker.

City of Sacramento

Planning and Design Commission

Thursday, June 13, 2019

5:30 PM

915 I Street, 1st Floor

Regular Meeting Agenda

City Hall Council Chamber

All items listed are heard and acted upon by the Planning and Design Commission.

Open Session - 5:30 p.m.

Roll Call

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one Motion. Anyone may request an item be removed for separate consideration.

1. Approval of Meeting Minutes of May 23, 2019

File ID: 2019-00890

Location: Citywide

Recommendation: Pass a motion to approve the Planning and Design Commission Meeting Minutes of May 23, 2019

Contact: Stacia Cosgrove, Principal Planner, 916-808-7110,
scosgrove@cityofsacramento.org

Director Report

2. Director's Report (Oral Report)

File ID: 2019-00891

Location: Citywide

Recommendation: Receive and File

Contact: Stacia Cosgrove, Principal Planner, 916-808-7110,
scosgrove@cityofsacramento.org

Public Hearings

Public hearing items may be reordered at the discretion of the Chair.

3. Presto Food and Deli ABC License Change (P18-088) (Noticed on 5/10/2019) (Continued from 05-23-19)

File ID: 2019-00674

Location: 6625 Valley Hi Drive / APN: 117-0012-006-0000 (Council District 8)

Recommendation: Conduct a public hearing and upon conclusion approve: Item

A. Environmental Exemption (per CEQA Guidelines Section 15301 - Existing Facilities); and **Item B.** Conditional Use Permit to change from an existing Type 20 beer and wine license to a Type 21 beer, wine, and distilled spirits license in a 2,200 square foot retail store located on a ±0.24-acre parcel within the General Commercial (C-2) zone.

Contact: Danny Abbes, Assistant Planner, (916) 808-5873, dabbes@cityofsacramento.org; Marcus Adams, Senior Planner, (916) 808-5044, madams@cityofsacramento.org

4. Medley Apartments (P18-070) (Noticed 05/31/2019)

File ID: 2019-00857

Location: 4170 East Commerce Way; APNs: 225-2210-011; -012 (Council District 1)

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A:** Mitigated Negative Declaration and Mitigation Monitoring Plan for the Medley Apartments project; **Item B:** A Resolution amending the Arena Corporate Center Planned Unit Development Schematic Plan to designate the site for multi-family residential; **Item C:** Conditional Use Permit to exceed allowed acreage devoted to residential uses within an individual Planned Unit Development in the Employment Center and Arena Corporate Center Planned Unit Development (EC-40-PUD) zone; and **Item D:** Site Plan and Design Review to construct a 160-unit apartment complex in eight, three-story buildings with a clubhouse on approximately 6.42 acres in the Employment Center and Arena Corporate Center Planned Unit Development (EC-40-PUD) zone.

Contact: Garrett Norman, Associate Planner, 916-808-7934, gnorman@cityofsacramento.org; Teresa Haenggi, Senior Planner, 916-808-7554, thaenggi@cityofsacramento.org

5. Christian Brothers High School Stadium & Sports Field Renovation Project (P19-020) (Noticed on 05-31-2019)

File ID: 2019-00849

Location: 4315 Martin Luther King Jr. Blvd, Sacramento, CA 95820 (District 5)

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A.** Mitigated Negative Declaration; **Item B.** Mitigation Monitoring Plan; **Item C.** Conditional Use Permit Major Modification to allow the school to increase student enrollment from 1,100 to 1,200 students; **Item D.** Site Plan and Design Review to renovate the parking lot and sports fields, with a deviation to height standards to allow five, 80-foot light poles and one 90-foot light pole; and **Item E.** Tree Permit for the removal of seven private protected trees.

Contact: Angel Anguiano, Assistant Planner, (916) 808-5519, AAnguiano@cityofsacramento.org; Marcus Adams, Senior Planner, (916) 808-0218, Madams@cityofsacramento.org

6. Arcade Underground (P18-064) (Noticed 05/31/2019)

File ID: 2019-00719

Location: 1008 2nd Street, APN: 006-0071-043 (Council District 4)**Recommendation:** Conduct a public hearing and upon conclusion approve: **Item A.** Environmental Exemption (per CEQA Guidelines Section 15301 - Existing Facilities); and **Item B.** Conditional Use Permit to establish an assembly use for an event center within a 2,931 square foot basement of an existing building on 0.12 acres within the Central Business District (C-3-SPD) zone and Central City Special Planning District.**Contact:** Robby Thacker, Assistant Planner, (916) 808-5584, rthacker@cityofsacramento.org; Karlo Felix, Senior Planner, (916) 808-7183, kfelix@cityofsacramento.org**7. L32 Homes (P18-053) (Noticed 05/31/2019)**

File ID: 2019-00773

Location: 1208 32nd Street, APNs 007-0184-001, -002, -003 (District 3)**Recommendation:** Conduct a public hearing and upon conclusion approve: **Item A.** Environmental Exemption (per CEQA Guidelines Section 15332 - Infill Development Projects); **Item B.** Tentative Subdivision Map to subdivide three existing parcels totaling 0.39 acres into 12 lots within the General Commercial (C-2-R-SPD) zone and within the Alhambra Corridor Special Planning District; **Item C.** Site Plan and Design Review of the tentative subdivision map, the demolition an existing single-unit dwelling and parking lot, and the construction of 12 single-unit dwellings; and **Item D.** Tree Permit to remove two private protected trees.**Contact:** Michael Hanebutt, Associate Planner, 916-808-7933, MHanebutt@cityofsacramento.org; Karlo Felix, Senior Planner, 916-808-7183, KFelix@cityofsacramento.org**8. 10K (P18-056) (Noticed 05/31/2019)**

File ID: 2019-00813

Location: 930 K Street, APNs 006-0102-012, -014, -015 (District 4)**Recommendation:** Conduct a public hearing and upon conclusion approve: **Item A.** Environmental Exemption (pursuant to PRC Section 21155.4); **Item B.** Site Plan and Design Review to demolish three existing commercial buildings and construct a 15-story mixed-use development (220-key hotel, 186 multi-unit dwellings, a restaurant, and retail) within the Central Business District (C-3-SPD) zone and the Central City Special Planning District; and **Item C.** Tree Permit to remove two City trees.**Contact:** Michael Hanebutt, Associate Planner, 916-808-7933, MHanebutt@cityofsacramento.org; Karlo Felix, Senior Planner, 916-808-7183, KFelix@cityofsacramento.org

Discussion Calendar

Discussion calendar items include an oral presentation including those recommending “receive and file”.

9. 2018 Housing Element Annual Progress Report and Housing Streamlining Menu of Options

File ID: 2019-00889

Location: Citywide

Recommendation: Review and Comment. Staff recommends the Planning and Design Commission review and provide comments on: 1) The 2018 Housing Element Annual Progress Report; 2) The Housing Streamlining Menu of Options.

Contact: Greta Soos, Assistant Planner, (916) 808-2027; Matt Hertel, AICP, Senior Planner, (916) 808-7158; Greg Sandlund, Principal Planner, (916) 808-8931

10. Community EV Planning Update (Review and Comment)

File ID: 2019-00861

Location: Citywide

Recommendation: Review and Comment. Review of the proposed options to address the gap in electric vehicle (EV) infrastructure needs. These recommendations are a part of work produced through the California Energy Commission’s Phase 1 EV Ready Communities Challenge to develop an EV Blueprint. Staff is soliciting comments from the Commission and the general public.

Contact: Jennifer Venema, Program Manager, (916) 808-1859, Public Works Department

Public Comments-Matters Not on the Agenda**Member Comments – Ideas, Questions and Meeting/Conference Reports****Adjournment**