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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 02/28/2019@5:30PM

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2019 PLANNING AND DESIGN COMMISSION

Cornelious Burke
Darryl Lucien
Jose Bodipo-Memba
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, February 28, 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*).

City of Sacramento

Planning and Design Commission

Thursday, February 28, 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 February 14, 2019

File ID: 2019-00294

Location: Citywide

Recommendation: Pass a motion to approve the Planning and Design Commission Meeting Minutes of February 14, 2019

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

Director Report

2. Director's Report (Oral Report)

File ID: 2019-00295

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. 2218 11th Street Garage Conversion (DR18-356) (Noticed on 02/18/2019)

File ID: 2019-00194

Location: 2218 11th Street, Sacramento, CA 95818, APN: 009-0193-011 (District 4)

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A.** Environmental Exemption (per CEQA Guidelines Section 15303 – New Construction of

Conversion of Small Structures); and **Item B.** Site Plan and Design Review to convert an existing detached garage into a residential dwelling unit on a ±0.10-acre lot within the Multi-Unit Dwelling (R-3A) zone and Central City Special Planning District with a deviation for rear-yard setback development standards

Contact: Danny Abbes, Assistant Planner, (916) 808-5873, dabbes@cityofsacramento.org; Luis Sanchez, Senior Architect, (916) 808-5957, lsanchez@cityofsacramento.org; Karlo Felix, Senior Planner, (916) 808-7183, kfelix@cityofsacramento.org, Community Development Department

4. Sutter Park - Lot F Tentative Map (P18-060) (Noticed on 02/15/2019))

File ID: 2019-00037

Location: Northeast corner of 53rd Street and Sutter Park Way, APN 004-0340-036 (District 3)

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A.** Use of previously certified Environmental Impact Report (EIR) (SCH# 2012112036) (no further documentation required pursuant to CEQA Guidelines sections 15162, 15163, and 15164) ; **Item B.** Planned Unit Development (PUD) Schematic Plan and Design Guidelines Amendment to modify the adopted Sutter Park PUD; **Item C.** Tentative Map to subdivide a 1.36-acre parcel into nine lots within the Single-Unit Dwelling (R-1A-PUD) zone and Sutter Park PUD; and **Item D.** Site Plan and Design Review of the tentative map and with a deviation to the minimum lot depth development standard of the Sutter Park PUD

Contact: Robby Thacker, Assistant Planner, (916) 808-5584, rthacker@cityofsacramento.org; Karlo Felix, Senior Planner, (916) 808-7183, kfelix@cityofsacramento.org, Community Development Department

5. Fruitridge Shopping Center (P18-007) (Noticed on 02/15/19)

File ID: 2019-00234

Location: 5653 Stockton Boulevard (east of Stockton Boulevard, north of Jansen Drive, south of Fruitridge Road, and west of 55th Street; Council District 6; APN: 027-0011-021-0000

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A.** Mitigated Negative Declaration, **Item B.** Mitigation Monitoring Plan; **Item C.** Tentative Parcel Map to subdivide a 8.8 acre parcel into six parcels, in the General Commercial (C-2-SPD) zone and Broadway Stockton Special Planning District; **Item D.** Site Plan and Design Review for the construction of four new buildings and façade improvements to existing buildings, with deviations to reduce the vehicle stacking distance for a drive-through use and waive the requirement to build a masonry wall along the eastern property line; **Item E.** Conditional Use Permit for a 2,200 square foot drive-through restaurant on Pad A; **Item F.** Conditional Use Permit for a 130 square foot drive-through restaurant on Pad H, and **Item G.** Tree Permit to remove public trees

Contact: Angel Anguiano, Assistant Planner, 916-808-5519, AAnguiano@CityofSacramento.org; Marcus Adams, Senior Planner, (916) 808-5044 Madams@cityofsacramento.org, Community Development Department

6. The Retreat (P18-063) (Noticed on 2/12/19)

File ID: 2019-00202

Location: 2601 Redding Avenue (Council District 6) (APN: 015-0033-048-0000)

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A.** Mitigated Negative Declaration; **Item B.** Mitigation Monitoring Plan; **Item C.** Conditional Use Permit to establish a dormitory use for six (6) within a proposed 224-unit project on a 12.98-acre property within the Residential Mixed Use, Light Industrial, and Transit Overlay zones (RMX-TO and M-1-TO); **Item D.** Site Plan and Design Review for construction of a new multi-unit dwelling project to include 224 residential units with up to 736 beds; and **Item E. Tree Permits** for removal of two City trees and two private protected trees

Contact: Michael Hanebutt, Associate Planner, (916) 808-7933, mhanebutt@cityofsacramento.org; Marcus Adams, Senior Planner, (916) 808-5044, madams@cityofsacramento.org

Public Comments-Matters Not on the Agenda

Member Comments – Ideas, Questions and Meeting/Conference Reports

7. Ad Hoc Committee Report Back (Citywide)

Location: Citywide

Recommendation: The ad hoc committee is focused on recommending changes to the structure and/or processes of the Commission which would streamline quality development in commercial corridors, transit-oriented development (TOD) zones, and other innovative ideas to encourage long-term, smart, sustainable and equitable growth in the city. This is a standing item on the Planning and Design Commission agenda for the committee to be able to report out on progress being made toward a final report.

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

Adjournment