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Legislative Body Planning & Design Commission

Posting Type Meeting Agenda

Posting Location 915 I Street Sacramento, CA 95814

Meeting Date & Time 02/14/2019@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 14, 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 14, 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 January 24, 2019

File ID: 2019-00200

Location: Citywide

Recommendation: Pass a motion to approve the Planning and Design Commission Meeting Minutes of January 24, 2019

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

Director Report

2. Director's Report (Oral Report)

File ID: 2019-00201

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. Ventris Place (P18-041) (02-01-2019 Noticed)

File ID: 2019-00142

Location: 6441, 6481 Jacinto Avenue, Sacramento, CA 95823 (District 8)

Recommendation: Conduct a public hearing and upon conclusion recommend approval and forward to the City Council : **Item A.** Environmental Exemption (per CEQA Guidelines Section 15061 (b)(3) No Significant Effect; **Item B.** General Plan Amendment from Suburban Neighborhood Low Density to Suburban Neighborhood Medium Density ; **Item C.** Tentative Subdivision Map to subdivide 5.15 acres into 37 lots; and **Item D.** Site Plan and Design Review of the Tentative Subdivision Map and for the construction of 37 single unit dwellings with deviations to lot size, lot coverage, and reduced setbacks in the Single-Unit or Duplex Dwelling (R-1A) zone.

Contact: Angel Anguiano, Assistant Planner, (916) 808-5519, anguiano@cityofsacramento.org; Marcus Adams, Senior Planner, (916) 808-5044 MAadams@cityofsacramento.org.

4. Transparent Auto Detail (P18-080) (Noticed on 02-01-19)

File ID: 2019-00176

Location: 1787 Tribute Road, District

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15301 - Existing Facilities); **Item B.** Conditional Use Permit to establish an auto service and repair use (auto detailing) within the General Commercial (C-2-R-PC-PUD) zone and Parkway Corridor overlay zone and located in the Point West Planned Unit Development.

Contact: Courtney Long, Assistant Planner, (916) 808-8023, clong@cityofsacramento.org; Teresa Haenggi, Senior Planner, (916) 808-7554, THaenggi@cityofsacramento.org

5. California Grown (P18-043) (Noticed on 2/01/2019)

File ID: 2019-00121

Location: 5240 Franklin Boulevard, APN: 019-0191-018-0000 (District 5)

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15303, New Construction or Conversion); **Item B.** Conditional Use Permit to locate a 8,640 square-foot cannabis dispensary on 1.41 acres in the General Commercial (C-2) zone; **Item C.** Conditional Use Permit for cannabis production to include manufacturing and distribution; **Item D.** Site Plan and Design Review for construction of a new 4,782 square foot building and site improvements.

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

6. 17 Central (DR18-283) (Continued from 01/24/2019)

File ID: 2019-00047

Location: 1631 K Street, APN 003-0123-007 (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 construct a new eight-story mixed-use building with ground-floor commercial space and 111 residential dwelling units on approximately 0.27 acres within the General Commercial (C-2-SPD) zone and Central City Special Planning District with a deviation for exceeding the maximum height development standards.**Contact:** Danny Abbes, Assistant Planner, (916) 808-5873, dabbes@cityofsacramento.org; Luis Sanchez, Senior Architect, lsanchez@cityofsacramento.org; Karlo Felix, Senior Planner, (916) 808-7183, kfelix@cityofsacramento.org, Community Development Department**7. Elvas Avenue Apartments (DR18-226) (Continued from 01/10/2019)**

File ID: 2018-01493

Location: 6325, 6329 Elvas Avenue, APNs 008-0321-003 and -019 (Council District 3)**Recommendation: Conduct a public hearing and upon conclusion approve: Item A.** Environmental Exemption (pursuant to CEQA Guidelines Section 15332 – Infill Development); **Item B.** Site Plan and Design Review for construction of a 60 residential unit, 94,926 square foot building with a deviation for height on 0.76 acres within the General Commercial (C-2-TO) zone and located in the Transit Overlay.**Contact:** Robby Thacker, Assistant Planner, (916) 808-5584, rthacker@cityofsacramento.org; Karlo Felix, Senior Planner, (916) 808-7183, kfelix@cityofsacramento.org; Bruce Monighan, AIA, Urban Design Manager, (916) 808-1241, bmonighan@cityofsacramento.org**8. Ordinance Amending Sections 17.220.110, 17.220.210, 17.220.310, and 17.220.410 of the Sacramento City Code, Relating to Manufacturing, Service, and Repair in the Industrial Zones (Noticed on 02-01-19)**

File ID: 2019-00131

Location: Citywide Industrial Zones**Recommendation: Conduct a public hearing and upon conclusion pass a motion to forward a recommendation to the City Council to adopt: Item A:** Environmental Determination – Subsequent Project within the scope of the City's Master Environmental Impact Report for the 2035 General Plan (Cal. Pub. Res. Code sec. 21157.1 and CEQA Guidelines section 15177) and the project will not have a significant effect on the environment; **Item B:** An Ordinance Amending Sections 17.220.110, 17.220.210, 17.220.310, and 17.220.410 of the Sacramento City Code, relating to Manufacturing, Service, and Repair in the Industrial Zones

Contact: Ryan Dodge, Associate Planner, (916) 808-8044; Matt Hertel, Senior Planner, (916) 808-7158, rdodge@cityofsacramento.org

9. Ordinance Amending Various Provisions of Title 17 of the Sacramento City Code Relating to Streamlining Land Use and Entitlement Processing Requirements and Code Maintenance (M18-012) (Noticed on 02-01-19)

File ID: 2018-01612

Location: Citywide

Recommendation: Staff recommends the Planning and Design Commission conduct a public hearing and upon conclusion pass a motion to forward a recommendation to the City Council to approve: **Item A.** Environmental Determination – Subsequent Project within the Scope of the Master EIR (pursuant to Public Resources Code section 21157.1 and Guidelines section 15177 under the California Environmental Quality Act (CEQA)); and **Item B.** Ordinance amending various provisions of title 17 of the Sacramento City Code, relating to planning and development

Contact: Evan Compton, Principal Planner, (916) 808-5260, ecompton@cityofsacramento.org

Public Comments-Matters Not on the Agenda

Member Comments – Ideas, Questions and Meeting/Conference Reports

10. 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