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Legislative Body Planning and Design Commission

Posting Type Regular Meeting Agenda

Posting Location 915 I Street Sacramento, CA 95814

Meeting Date & Time 04/11/2019 @ 5:30 PM

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2019 PLANNING AND DESIGN COMMISSION

Cornelious Burke
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Kendra Reed
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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, April 11, 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, April 11, 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 March 28, 2019**
File ID: 2019-00529
Location: Citywide
Recommendation: Pass a motion to approve the Planning and Design Commission Meeting Minutes of March 28, 2019
Contact: Stacia Cosgrove, Principal Planner, 916-808-7110,
scosgrove@cityofsacramento.org

Director Report

- 2. Director's Report (Oral Report)**
File ID: 2019-00530
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. Appeal of 4500 Pell Avenue Cannabis Cultivation Facility (Z18-101) (Continued from 3-28-19)**
File ID: 2019-00343
Location: 4500 Pell Avenue (District 2)
Recommendation: Conduct a public hearing and upon conclusion pass a motion to

approve, thereby denying the third-party appeal: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15301 - Existing Facilities); **Item B.** Conditional Use Permit for Cannabis Production to allow 59,962 square feet of cannabis cultivation within five suites of an existing 59,962-square foot warehouse in the Light Industrial (M-1) zone; and **Item C.** Site Plan and Design Review for minor exterior changes to an existing building.

Contact: Christian Svensk, Senior Planner, (916) 808-5613, csvensk@cityofsacramento.org

4. 1414 E Street Homes (P18-047) (Noticed on 03/29/2019)

File ID: 2019-00477

Location: 1414 E Street, APN: 002-0126-002 (District 4)

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A.** Environmental Determination: 1) Environmental Exemption (Per CEQA Guidelines Section 15332 - Infill Development Projects), and 2) the project would not result in a substantial adverse change in the significance of a historical resource (Per CEQA Guidelines Section 15300.2(f)); **Item B.** Tentative Subdivision Map to subdivide a 0.29-acre site into 12 lots within the General Commercial (C-2-SPD) zone, Central City Special Planning District, and Washington Historic District; and **Item C.** Site Plan and Design Review of the tentative map and to construct 12 single-unit dwellings with a deviation to the required rear yard building setback

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

5. Azusa Street Tentative Subdivision Map (P18-061) (Noticed 03/29/2019)

File ID: 2019-00484

Location: 954 Azusa Street; APNs: 274-0101-004, -005 (Council 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 1.5± gross acres into nine (9) parcels within the Single-Unit Dwelling (R-1) zone; **Item C:** Site Plan and Design Review of the tentative map, with deviations for lot width and area; and **Item D:** Tree Permit to remove one private protected tree

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

6. Greenbriar Phase 2 (P18-050) (Noticed 03/29/2019)

File ID: 2019-00433

Location: Southwest corner of Elkhorn Blvd and Highway 99, north of Interstate 5 and east of Lone Tree Canal; APNs: 201-0300-049, -079, -080, -081, -083, -085, -087, -156 (Council District 1)

Recommendation: Conduct a public hearing and upon conclusion recommend approval and forward to the City Council: **Item A:** Resolution adopting the addendum to the previously approved Greenbriar Environmental Impact Report and adopting the Mitigation Monitoring Program for the Greenbriar Phase 2 project (Per Public Resources Code section 21166 and CEQA Guidelines sections 15162 and 15164); **Item B:** Resolution amending the 2035 General Plan Land Use and Urban Design Element to change the land use designations for 6.9± acres from Urban Neighborhood Low (UNLD) to Urban Neighborhood Medium (UNMD), 7.5± acres from Suburban Neighborhood High (SNHD) to Suburban Neighborhood Medium (SNMD), 7.4± acres from Parks and Recreation (PR) to Suburban Neighborhood Medium (SNMD) and among other small areas of land to account for the subdivision design; **Item C:** Ordinance rezoning 6.9± acres from the Multi-Unit Dwelling (R-3-PUD) zone to the Multi-Unit Dwelling (R-4A-PUD) zone, 7.5± acres from the Multi-Unit Dwelling (R-2B-PUD) zone to the Single-Unit and Duplex Dwelling (R-1A-PUD) zone, 7.4± acres from the Agriculture-Open Space (A-OS-PUD) zone to the Single-Unit Duplex Dwelling (R-1A-PUD) zone, and other small areas of land to account for the subdivision design; **Item D:** Resolution amending the Greenbriar Planned Unit Development (PUD) Guidelines and Schematic Plan to re-designate 7.4± acres from Park and Open Space (P/OS) to Elementary School (ES), to reconfigure the roadway network, and to account for three new single-family small lot sizes, as shown in the attached PUD Guidelines and Schematic Plan; and **Item E:** Resolution adopting remaining project entitlements for a Tentative Master Parcel Map to subdivide ±268 gross acres into 32 master parcels with Site Plan and Design Review deviations to minimum lot size requirements and Tentative Subdivision Map to subdivide ±268 gross acres into 1,073 parcels with Tentative Map Design Deviations to local roadway standards

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

7. Citywide Design Guidelines: Ordinance and Resolution

File ID: 2019-00489

Location: Citywide

Recommendation: Conduct a public hearing and upon conclusion recommend approval and forward a recommendation to the City Council: **Item A.** Environmental Determination: Subsequent project within the scope of the Master Environmental

Impact Report for the 2035 General Plan; the project will not have any project-specific additional significant environmental effects not previously examined in the Master EIR and no new mitigation measures or alternatives are required (per Public Resources Code 21157.1 and CEQA Guidelines 15177; **Item B.** Ordinance amending sections 17.600.100, 17.600.105, 17.600.110, and 17.600.125 of the Sacramento City Code, Relating to Applicable Design Guidelines and Development Standards for Single-Unit and Duplex Dwellings, Multi-Unit Dwellings, and Commercial Design; and **Item C.** Resolution rescinding resolutions 2000-523, 2000-487, and 2003-773, relating to citywide design principles, and adopting citywide design guidelines for single-unit and duplex dwellings, multi-unit dwellings, and commercial development

Contact: Ryan Dodge, Associate Planner, (916) 808-8044; Matt Hertel, Senior Planner, (916) 808-7158; Bruce Monighan, Urban Design Manager, (916) 808-1241

Public Comments-Matters Not on the Agenda

Member Comments – Ideas, Questions and Meeting/Conference Reports

8. 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