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Legislative Body Planning & Design Commission

Posting Type Meeting Agenda

Posting Location 915 I Street Sacramento, CA 95814

Meeting Date & Time 01/16/2014 @ 5:30p.m.

The document noted above was posted at the time and date displayed in the signature box below.

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Commission Members

Kiyomi Burchill (Chair)
Edmonds Chandler
Douglas Covill
Rommel Declines
Philip Harvey
Todd Kaufman
Meeta Lele
Alan LoFaso
Kim Mack
Phyllis Newton
David Nybo (Vice-Chair)
John Parrinello
Tim Ray

City Staff

David Kwong, AICP, Planning Director
Jeffrey Heeren, Senior Deputy City Attorney
Greg Bitter, AICP, Principal Planner
Gregory Taylor, AIA, LEED AP BD+C, Urban Design Manager



Agenda

Planning and Design Commission

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

Published by the
Community Development Department

The City Planning and Design Commission was created by the City Council. Its powers and duties include: to develop, maintain, and recommend amendments to the General Plan; to recommend amendments to the City's zoning code and on zoning changes; to develop and recommend policies, programs, and design standards related to urban design; to act upon applications for tentative subdivision maps, special permits, variances, and design projects of major significance; and to make environmental determinations associated with these actions.

**Thursday, January 16, 2014
5:30 p.m.**

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting 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.

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

Speaker slips are located in the lobby of the hearing room and should be completed and submitted to the Commission Secretary.

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 Agendas at City Hall as well as offsite meeting locations. The order of agenda items is for reference and may be taken in any order deemed appropriate by the legislative body. The agenda provides a general description and staff recommendations; however, the legislative body 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. Hard copies are available at the Community Development Department (10 cents per page). Live video streams and indexed archives of meetings are available via the internet. Visit 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 Community Development Department at (916) 808-5011 at least 48 hours prior to the meeting.

AGENDA

Thursday, January 16, 2014

5:30 p.m.

City Hall – 915 I Street- First Floor Council Chamber

All items listed are heard and acted upon by the Planning and Design Commission unless otherwise noted

Call to Order

Roll Call

Consent Calendar

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

1. Approval of Minutes of December 5, 2013.

Location: Citywide

Recommendation: **Approve** the Planning and Design Commission Minutes of December 5, 2013.

Contact: Greg Bitter, AICP, Principal Planner, 916-808-7816

2. Approval of Minutes of December 12, 2013.

Location: Citywide

Recommendation: **Approve** the Planning and Design Commission Minutes of December 12, 2013.

Contact: Greg Bitter, AICP, Principal Planner, 916-808-7816

3. Director's Report (Oral)

Location: Citywide

Recommendation: **Receive and File** - Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

Contact: Greg Bitter, AICP, Principal Planner, 916-808-7816

Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

4. DR13-247 5050 Stockton Boulevard - Pad Building (Noticed on January 3, 2014)

Location: 5050 Stockton Boulevard, 022-0280-038-0000 & 022-0280-039-0000, District 5

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15302-Replacement or Reconstruction); **Item B:** Conditional Use Permit Major Modification to change the existing orientation and layout of the drive through restaurant; **Item C:** Site Plan and Design Review with deviation for the demolition and reconstruction of a commercial building in the Broadway Stockton SPD with the new building exceeding the maximum 25 foot front and street side yard setbacks.

Contact: Evan Compton, Associate Planner, 916-808-5260; Luis R. Sanchez, AIA, LEED AP, Senior Architect, (916) 808-5957

5. P11-069 Canna Care (Continued from 12-05-13)

Location: 320 Harris Avenue, #G, 250-0027-013-0000, District 2

Recommendation: Continue to February 13, 2014.

Contact: David Hung, Associate Planner; 916-808-5530, Lindsey Alagozian, Senior Planner, 916-808-2659

6. P13-057 23rd Street Rezone (Noticed on 01-03-14)

Location: Located on 2415 23rd Street; 010-0223-001-0000; District 5

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Rezone of 0.07± acres from Residential Office (RO) to Limited Commercial (C-1).

Contact: Arwen Wacht Associate Planner, 916-808-1964; Stacia Cosgrove, Senior Planner, (916) 808-7110

7. P13-067 Meissner Sewing & Vacuum Center (Noticed on 01-03-14)

Location: 2417 Cormorant Way; 277-054-003-0000; District 2

Recommendation: Withdrawn to be re-noticed.

Contact: Ellen Marshall Associate Planner, 916-808-5851; Lindsey Alagozian, Senior Planner, 916-808-2659

Staff Reports

Staff reports include oral presentations including those recommending Receive and File.

8. P13-065 Entertainment and Sports Center (Noticed on 01-03-14)

Location: Located between 3rd-7th Streets and J-L Streets, Various Parcels, District 4 (Two-Thirds Vote Required)

Recommendation: **Item A:** Resolution to **initiate the formation of a Special Sign District** for the area between J-L Streets and 3rd-7th Streets; **Item B: Review and Comment** the proposal to construct a 17,500 seat indoor, multi-use arena, located at the site of the Downtown Plaza shopping center. The project would also establish a vision for future, adjacent development on the Downtown Plaza site in the form of 475,000 square feet of office, 350,000 square feet of retail, up to 550 residential units, and up to 250 hotel rooms.

Contact: Stacia Cosgrove, Senior Planner, (916) 808-7110, Gregory Bitter, AICP, Principal Planner, (916) 808-8716

Public Comments- Matters Not on the Agenda

9. To be announced.

Questions, Ideas and Announcements of Commission Members

10. To be announced

Adjournment