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**Legislative Body** Planning & Design Commission

**Posting Type** Meeting Agenda

**Posting Location** 915 I Street Sacramento, CA 95814

**Meeting Date & Time** 04/10/2014 @ 5:30 PM

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

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email=kligaiviu@cityofsacramento.org, c=US  
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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  
Tom Pace, Principal Planner



# Agenda

## Planning and Design Commission

City Hall-Council Chamber  
915 I Street, 1<sup>st</sup> 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, April 10, 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](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, April 10, 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 March 27, 2014.**

**Location:** Citywide

**Recommendation:** **Approve** the Planning and Design Commission Minutes of March 27, 2013.

**Contact:** Tom Pace, Principal Planner, 916-808-6848

### **2. 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:** Tom Pace, Principal Planner, 916-808-6848

## **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.

### 3. P13-065 Entertainment and Sports Center

A request to construct a 17,500 seat capacity indoor, multi-use entertainment and sports center at the location of the existing Downtown Plaza shopping center and to establish the framework for the development of up to 1.5 million square feet of adjacent uses, including up to 475,000 square feet of office, 350,000 square feet of retail/commercial, 550 new residential units, and 250 hotel rooms. The project also includes a request to approve offsite digital billboard locations.

**Location** Downtown Arena Site: Various parcels located between J and L Streets and 3rd and 7th Streets/Council District 4  
Billboard Location 1: Interstate-5 at Water Tank, APN: 031-0200-046/Council District 7  
Billboard Location 2: US-50 at Pioneer Reservoir, APN: 009-0012-075/Council District 4  
Billboard Location 3: Business 80 at Sutter's Landing Park, APN: 001-0170-026/Council District 3  
Billboard Location 4: Business 80 at Del Paso Regional Park/Haggin Oaks, APN: 254-0011-028/Council District 2  
Billboard Location 5: SR 99 at Calvine Road, APN: 117-0182-029/Council District 8  
Billboard Location 6: Interstate-5 at Bayou Road, APN: 225-1480-053/Council District 1  
Billboard Location 7: Interstate-5 at Sacramento Railyards (near the Sacramento Valley Station), APN: 002-0010-027/Council District 3

**Recommendation:** Forward Recommendation of Approval to City Council:

- Item A. Environmental Impact Report;**
- Item B. Mitigation Monitoring Plan;**
- Item C. Development Agreement** between the City of Sacramento and Sacramento Basketball Holdings (SBH);
- Item D. Establish an Entertainment and Sports Center Special Planning District (SPD)** to put specific regulations in place to guide development of up to 1.5 million square feet of mixed uses surrounding the entertainment and sports center;
- Item E. Rezone** parcels out of the Central Business District SPD and into the new Entertainment and Sports Center SPD;
- Item F. Rezone** four proposed Digital Billboards Sites (Site 1: Interstate-5 at Water Tank, Site 3: Business 80 at Sutter's Landing Park, Site 4: Business 80 at Del Paso Regional Park/Haggin Oaks, and Site 6: Interstate-5 at Bayou Road) to allow the development and operation of digital billboards on City-owned property;
- Item G. Tentative Subdivision Map** to merge the parcels at the current Downtown Plaza location and resubdivide them into multiple parcels, and identify certain parcels for condominium purposes;

- Item H. Conditional Use Permit** for a Sports Complex use, including a practice facility and surrounding plaza area in the Central Business District (C-3) zone;
- Item I. Conditional Use Permit** for alcohol sales for up to five (5) bar/nightclubs within the boundaries of the new Entertainment and Sports Center Special Planning District (ESC SPD);
- Item J. Conditional Use Permit** to waive a portion of the 50% ground floor retail requirement on L Street between 5th Street and 7th Street, and to waive a portion of the 75% ground floor retail requirement on 5th Street between J Street and L Street;
- Item K. Site Plan and Design Review** of the entertainment and sports center, the surrounding plaza area, and the practice facility, and all of the parcels included with the proposed tentative subdivision map, with deviations including loading area and location of short term bicycle parking;
- ~~**Item L. Agreement** to allow the development and operation of digital billboards on City owned properties; *Removed by staff*~~
- Item M. Site Plan and Design Review** for offsite billboard locations;
- Item N. Variance** to allow additional height for offsite digital billboards located at Site 1: Interstate-5 at Water Tank, Site 2: US-50 at Pioneer Reservoir, Site 5: SR-99 at Calvine Road, and Site 7: Interstate-5 at Sacramento Railyards;
- Item O. Variance** to allow an extension to the hours of construction established by the noise ordinance;
- Item P. Variance** to allow noise from the operation of the arena building and surrounding plaza area to exceed levels allowed by the City of Sacramento noise ordinance;
- Item Q.** Approve the Water Supply Assessment Report for the Entertainment and Sports Center project.
- Contact:** Stacia Cosgrove, Senior Planner, (916) 808-7110, Desmond Parrington, AICP, ESC Project Manager, (916) 808-5044

### **Public Comments- Matters Not on the Agenda**

4. To be announced.

### **Questions, Ideas and Announcements of Commission Members**

5. To be announced

### **Adjournment**