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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** 06/11/2015 at 5:30 p.m.

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COMMISSION STAFF

Tom Pace, Acting Planning Director  
Stacia Cosgrove, Principal Planner  
Bruce Monighan, AIA, Urban Design Manager  
Jeffrey Heeren, Senior Deputy City Attorney

# Agenda

## Planning and Design Commission

City Hall – Council Chamber  
915 I Street, 1<sup>st</sup> Floor

Published by the  
Community Development Department  
(916) 264-5011

**Thursday, June 11, 2015**  
**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.

**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).

**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 Agendas 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. Hard copies are available at the Community Development Department and all written material received is available at the meeting for public review.

Live videostreams 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](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) 808-8684 at least 48 hours prior to the meeting.

# AGENDA

Thursday, June 11, 2015

5:30 p.m.

City Hall – Council Chamber, 915 I Street 1<sup>st</sup> Floor

## Open Session

### 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 Minutes of May 28, 2015.**

**Location:** Citywide

**Recommendation:** To Pass a motion to approve the Planning and Design Commission Minutes of May 28, 2015 meeting.

**Contact:** Stacia Cosgrove, Principal Planner, 916-808-7110.

## Director Report

Discussion calendar items include an oral presentation including those recommending “receive and file”.

2. **Director Report**

**Location:** Citywide

**Recommendation:** Receive and File

Status report on pending development applications and appeals; proposed General Plan updates, amendments to Planning & Development Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

**Contact:** Stacia Cosgrove, Principal Planner, 916-808-7110

## Public Hearings

Public hearing items may be reordered at the discretion of the chair.

3. **P14-012 Sacramento Commons (Continued from 05-28-15)**

**Location:** between 5th Street, N Street, 7th Street, and P Street, 006-0300-002, 003, and 004, District 4

**Recommendation:** To forward recommendation of approval to City Council: A request for master planning approval for the development project known as Sacramento Commons located between 5th Street, N Street, 7th Street, and P Street in the High-Rise Residential (R-5) zone and located in the Central Core Design Review District

(P14-012). The site is currently developed with 409 multi-unit dwellings and 4,122 square feet of commercial on 10.13± net acres. (This site does not include Bridgeway or Pioneer Towers.) The proposal has two build-out scenarios: a) 300 room hotel and a total of 1,374 dwelling units and 74,122 square feet of commercial; or b) 1,470 dwelling units and 56,122 square feet of commercial; both propose new parking structures. The project scope includes demolition of the site with the exception of the Capitol Tower Highrise and the Overhoff Sculptural Wall.; **Item A:** Environmental Impact Report (EIR); **Item B:** Development Agreement; **Item C:** Rezone from High Rise Residential (R-5) to High Rise Residential (R-5 PUD); **Item D:** PUD Establishment to create the Sacramento Commons Planned Unit Development Guidelines and Schematic Plan; **Item E:** Water Supply Assessment; **Item F:** Tentative Map to subdivide three parcels into six parcels; **Item G:** Site Plan and Design Review for a master planned community  
**Contact:** Evan Compton, Senior Planner, 916-808-5260, Bruce Monighan; Urban Design Manager, 916-808-1241

4. **P14-042 Stockton and T Mixed Use (Noticed on 05-29-15)**

**Location:** 3675 T Street, 010-0082-004-0000, 011-0021-029-0000, District 6

**Recommendation: To Pass a motion to approve:** **Item A:** Sustainable Communities Environmental Assessment; **Item B:** Mitigation Monitoring Plan; **Item C:** Tentative Map to subdivide approximately 2.15 acres into 21 single-unit lots and two common area lots; **Item D:** Site Plan and Design Review to construct a new five story mixed use building with 214 residential units, 6,000 square feet of ground floor commercial, and an associated parking structure in the General Commercial (C-2) Zone; **Item E:** Site Plan and Design Review to construct 21 new single-unit dwellings in the General Commercial (C-2) Zone

**Contact:** Antonio Ablog, Acting Senior Planner, 916-808-7702; Joy Patterson, Principal Planner, 916-808-5607

5. **P14-060 Nation's Giant Hamburgers Development (Noticed on 05-29-15)**

**Location:** 3500 Truxel Road, 225-2110-048-0000, District 1

**Recommendation: To Pass a motion to approve:** **Item A:** Mitigated Negative Declaration Addendum; **Item B:** Mitigation Monitoring Plan; **Item C:** PUD Schematic Plan Amendment to depict four restaurants on 3± acres in the Truxel 3 Planned Unit Development.; **Item D:** Tentative Map to subdivide 3 ± acres into four parcels in the Highway Commercial (HC) / Employment Center (EC-50) Planned Unit Development (PUD) zones; **Item E:** Conditional Use Permit Modification (P05-022) for a revised drive-through layout in the Highway Commercial Planned Unit Development (HC-PUD) zone; **Item F:** Site Plan and Design Review with Deviations for one restaurant building and related site improvements within the Truxel 3 PUD

**Contact:** Arwen Wacht, Associate Planner, 916-808-1964; Lindsey Alagozian, Senior Planner, 916-808-2659

6. **P14-062 Ice Blocks 1, 2, and 3 (Noticed on 05-29-15)**

**Location:** 1812 17th Street (R Street between 16th and 18th Street), 006-0296-018-0000, 009-0093-008-0000, 009-0095-001-0000, 009-0095-010-0000 District 4

**Recommendation: To Pass a motion to approve:** **Item A:** Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Conditional Use Permit to establish an office use in the Office Business [OB -SPD(C)] zone; **Item D:** Conditional Use Permit to operate two restaurants over 6,400 square feet in the Residential Mixed

Use (RMX-SPD) zone; **Item E:** Conditional Use Permit to operate up to a total of three bars in the Office Business [OB-SPD(C)] zone and Residential Mixed Use (RMX-SPD) zone; **Item F:** Conditional Use Permit to re-establish a non-conforming use of 100% commercial use in the Residential Mixed Use (RMX SPD) zone; **Item G:** Conditional Use Permit to operate an Outdoor Market in the Residential Mixed Use (RMX-SPD) zone; **Item H:** Site Plan and Design Review with deviations for development of Block 1, consisting of 38,360 square feet of commercial use and 49,313 square feet of office use ; **Item I:** Site Plan and Design Review with deviations for development of Block 2, consisting of 142 residential units and 14,620 square feet of commercial use; **Item J:** Site Plan and Design Review with deviations for development of Block 3, consisting of 10,920 square feet of commercial use and 5,540 square feet of office  
**Contact:** Teresa Haenggi, Associate Planner, (916) 808-7554; Evan Compton, Senior Planner, (916) 808-5260

**7. P15-008 New Harvest Christian Fellowship (Noticed on 05-29-15)**

**Location:** 8484 Elder Creek Road, 064-0010-158-0000, District 6

**Recommendation: To Pass a motion to approve: Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit to establish a church at an existing warehouse building in the Industrial (M-2S) zone

**Contact:** Elise Gumm, Associate Planner, LEED AP BD+C, 916-808-1927; Antonio Ablog, Acting Senior Planner, 916-808-7702

**8. P14-036 Curtis Park Village Fuel Center (Noticed on 05-29-15)**

**Location:** NW Corner of Crocker and Sutterville, 013-0010-037, -038, District 5

**Recommendation: To Pass a motion to approve: Item A:** Addendum to a previously certified EIR (P04-109); **Item B:** Mitigation Monitoring Plan **Item C:** Conditional Use Permit to establish a 16 pump fuel center on 0.46 acres in the Shopping Center (SC-PUD) Zone in the Curtis Park Village Planned Unit Development; **Item D:** Site Plan and Design Review for a new fuel center

**Contact:** Antonio Ablog, Acting Senior Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659; Stacia Cosgrove, Principal Planner, 916-808-7110

**Public Comments – Matters Not on the Agenda**

**9. To be announced.**

**Member Comments - Ideas, Questions and Meeting/Conference Reports**

**10. To be announced.**

**Adjournment**