

**Affidavit of Posting**  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

In compliance with the Brown Act, the following materials have been posted at the location indicated below.

**Legislative Body** Planning and Design Commission

**Posting Type** Meeting Agenda

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

**Meeting Date & Time** 12/8/2016 at 5:30 p.m.

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

Signature **Angelina Resurreccion**  Digitally signed by Angelina Resurreccion  
Date: 2016.12.05 13:51:53 -08'00'

## 2016 PLANNING AND DESIGN COMMISSION

Jose Bodipo-Memba (Chair)  
Cornelious Burke (Vice-Chair)  
Douglas Covill  
William Farrell  
Todd Kaufman  
Lynn Lenzi  
Alan LoFaso  
Darryl Lucien  
Alix Ogilvie  
Phillip Pluckebaum  
Matthew Rodgers  
Jia Wang Connelly  
Joseph Yee

### COMMISSION STAFF

Kate Gillespie, Planning Director  
Stacia Cosgrove, Principal Planner  
Bruce Monighan, AIA, Urban Design Manager  
Joy Patterson, Principal Planner  
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, December 08, 2016**  
**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, December 08, 2016

5:30 p.m.

*City Hall – Council Chamber, 915 I Street 1st 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 Special Meeting Minutes of November 10, 2016.**

**Location:** Citywide

**Recommendation:** **Pass a motion to approve** the Planning and Design Commission Special Meeting Minutes of November 10, 2016.

**Contact:** Kate Gillespie, Planning Director, 916-808-2691,  
[kgillespie@cityofsacramento.org](mailto:kgillespie@cityofsacramento.org)

**2. Approval of Minutes of November 17, 2016.**

**Location:** Citywide

**Recommendation:** **Pass a motion to approve** the Planning and Design Commission Minutes of November 17, 2016.

**Contact:** Kate Gillespie, Planning Director, 916-808-2691,  
[kgillespie@cityofsacramento.org](mailto:kgillespie@cityofsacramento.org)

**3. Director Report**

**Location:** Citywide

**Recommendation:** **Receive and File**

Status report on pending development applications and appeals; proposed General Plan updates, amendments to Planning and 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:** Kate Gillespie, Planning Director, 916-808-2691,  
[kgillespie@cityofsacramento.org](mailto:kgillespie@cityofsacramento.org)

## Public Hearings

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

**4. P16-006 Silverleaf Tentative Map (Noticed on 11-25-16)**

**Location:** 7716, 7800, & 7808 Shasta Avenue, 117-0202-003-0000;  
117-0202-004-0000; 117-0202-005-0000, District 8

**Recommendation:** **Pass a motion to approve:** **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15332- Infill Development Projects); **Item B:** Tentative Subdivision Map to subdivide 5± acres into 31 lots for the future development of single-unit

dwellings in the Single-Unit Dwelling (R-1) zone; **Item C:** Site plan and design review with deviations for lot size, lot width, lot depth, and front setbacks for the Tentative Subdivision Map

**Contact:** Arwen Wacht, Associate Planner, 916-808-1964, [awacht@cityofsacramento.org](mailto:awacht@cityofsacramento.org), Antonio Ablog, Senior Planner, 916-808-7702, [aablog@cityofsacramento.org](mailto:aablog@cityofsacramento.org);

**5. P16-042 5th and S Street Townhomes (Noticed on 11-25-16)**

**Location:** 1816 5th Street, 009-0053-007-0000; 009-0053-015-0000; and 009-0053-016-0000, District 4

**Recommendation: Pass a motion to approve: Item A:** Environmental Exemption (Per CEQA Guidelines Section 15332- Infill Development); **Item B:** Tentative Map to subdivide three vacant parcels totaling 0.15 acres into five parcels in the Residential Mixed Use (RMX-SPD) zone and located within the R Street Corridor Special Planning District; **Item C:** Site plan and design review for the tentative map and to construct five new single-family townhomes with deviations for front, street side, and rear setbacks; **Item D:** Tree Permit to prune four city street trees.

**Contact:** Miriam Lim, Junior Planner, 916-808-3540, [m\\_lim@cityofsacramento.org](mailto:m_lim@cityofsacramento.org), Evan Compton, Senior Planner, 916-808-5260, [ecompton@cityofsacramento.org](mailto:ecompton@cityofsacramento.org); Luis Sanchez, AIA, LEED AP, Senior Architect, 916-808-5957, [lsanchez@cityofsacramento.org](mailto:lsanchez@cityofsacramento.org)

**6. P16-044 Park Place Phase II (Noticed on 11-25-16)**

**Location:** 4700 Natomas Boulevard, 225-0040-092-0000, 225-0040-093-0000, 225-0040-094-0000, District 1

**Recommendation: Pass a motion to approve: Item A:** Environmental Exemption (Per CEQA Guidelines Section 15061(b)(3) - No Significant Effect); **Item B:** Tentative map to subdivide three parcels totaling 28.24 acres into five parcels in the Shopping Center (SC-PUD) zone within the Northborough Planned Unit Development; **Item C:** Site plan and design review for the tentative map.

**Contact:** Ethan Meltzer, Assistant Planner, 916-808-5879, [emeltzer@cityofsacramento.org](mailto:emeltzer@cityofsacramento.org); Lindsey Alagozian, Senior Planner, 916-808-2659, [lalagozian@cityofsacramento.org](mailto:lalagozian@cityofsacramento.org); Luis Sanchez, AIA, LEED AP, Senior Architect, 916-808-5957, [lsanchez@cityofsacramento.org](mailto:lsanchez@cityofsacramento.org)

**7. Z16-026 Appeal of 2218 Capitol Avenue Tentative Map and Preservation Submittal (Noticed on 11-25-16)**

**Location:** 2218 Capitol Avenue, 007-0154-007-0000, District 4

**Recommendation: Withdrawn to be re-noticed.**

**Contact:** Ethan Meltzer, Assistant Planner, 916-808-5879, [emeltzer@cityofsacramento.org](mailto:emeltzer@cityofsacramento.org); Sandra Yope, Senior Planner, 916-808-7158, [syope@cityofsacramento.org](mailto:syope@cityofsacramento.org); Luis Sanchez, AIA, LEED AP, Senior Architect, 916-808-5957, [lsanchez@cityofsacramento.org](mailto:lsanchez@cityofsacramento.org)

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

**To be announced.**

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

To be announced.

**Adjournment**