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Legislative Body Planning & Design Commission

Posting Type Regular Meeting Agenda

Posting Location 915 I Street Sacramento, CA 95814

Meeting Date & Time Thur-05/24/2018@5:30PM

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Signature **Katia Ligaiviu** Digitally signed by Katia Ligaiviu
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2018 PLANNING AND DESIGN COMMISSION

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Darryl Lucien (Vice-Chair)
Jose Bodipo-Memba
Douglas Covill
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Todd Kaufman
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Alix Ogilvie
Phillip Pluckebaum
Jia Wang Connelly
Joseph Yee
Vacant

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



Agenda

Planning and Design Commission

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

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

**Thursday, May 24, 2018
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*).

City of Sacramento

Planning and Design Commission

Thursday, May 24, 2018

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 May 10, 2018

File ID: 2017-00763

Location: Citywide

Recommendation: Pass a motion to approve the Planning and Design Commission Meeting Minutes of May 10, 2018

Contact: Stacia Cosgrove, Principal Planner, 916-808-7110,
scosgrove@cityofsacramento.org

Director Report

2. Director's Report (Oral Report)

File ID: 2017-00764

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. Holiday Inn at Natomas Promenade (P17-033) (Noticed on 05/11/2018)

File ID: 2018-00677

Location: 3664-3666 N Freeway Boulevard; APN: 225-2100-035 (District 1)

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A.** Addendum to the previously adopted Environmental Impact Report (P00-033) (Per Public Resources Code 21166 and CEQA Guidelines 15162 and 15164); **Item B.** A Resolution amending the Promenade at Natomas Planned Unit Development (PUD) Guidelines and Schematic Plan to allow for a new 70,036 square foot hotel; and **Item C.** Site Plan and Design Review for the construction of a new four-story, 116-room hotel on 2.7 acres in the Shopping Center and Promenade at Natomas Planned Unit Development (SC-PUD) zone

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

4. Quick Quack Car Wash - College Square (P17-073) (Continued from 04-26-18)

File ID: 2018-00662

Location: 7500 & 7510 West Stockton Boulevard, APNs 117-1460-021 and -024 (District 8)

Recommendation: Conduct a public hearing and upon conclusion take action on: **Item A.** Addendum to the adopted Environmental Impact Report (EIR) for College Square South (P00-056) (Resolution 2004-056); **Item B.** Mitigation Monitoring Plan. **Item C.** PUD Schematic Plan Amendment to accommodate a car wash in the College Square Planned Unit Development; **Item D.** Conditional Use Permit to establish an auto service use (car wash) in the General Commercial zone and College Square Planned Unit Development (C-2-PUD); **Item E.** Site Plan and Design Review for the construction of a 3,595-square foot car wash in the General Commercial zone and College Squared Planned Unit Development (C-2-PUD).

Contact: Miriam Lim, Assistant Planner, (916) 808-3540, MLim@cityofsacramento.org, Jason Hone, Senior Planner, (916) 808-5355, JHone@cityofsacramento.org

5. Appeal of 2751 Land Avenue Cannabis Cultivation Facility (Z17-091) (Noticed on 05-11-18)

File ID: 2018-00719

Location: 2751 Land 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 to cultivate cannabis within an existing 37,200 square foot building with 7,970 square foot added interior mezzanine (for a total of 45,170 square feet of industrial warehouse space) located on a ±1.66-acre parcel in the Light Industrial (M-1) Zone; **Item C.** Site Plan and Design Review for minor exterior changes to an existing industrial building.

Contact: Daniel Abbes, Assistant Planner, (916) 808-5873,

DAbbes@cityofsacramento.org Sandra Yope, Senior Planner, (916) 808-7158,
SYope@cityofsacramento.org

6. Luther Drive Senior Apartments (P17-066) (Noticed on 05-11-18)

File ID: 2018-00537

Location: East side of Luther Drive approximately 1000 feet south of the corner of Florin Road and Luther Drive, APN 049-0010-106-0000 (District 8)

Recommendation: **Conduct a public hearing and upon conclusion recommend denial and forward to City Council:** **Item A.** Determine the project exempt from environmental review (per CEQA Guidelines section 15270(a) - Projects Which Are Disapproved); **Item B.** General Plan Amendment from the Suburban Neighborhood Low Density (SNLD) designation to the Traditional Neighborhood Medium Density (TNMD) designation; **Item C.** Rezone of ±0.79 acres from Single-Unit Dwelling (R-1) to Multi-Unit Dwelling (R-3A) zone; **Item D.** Site Plan and Design Review for site improvements and the construction of a 2-story, 24-unit apartment building with deviations from the minimum development standards for the proposed R-3A zone

Contact: Miriam Lim, Assistant Planner, (916) 808-3540, MLim@cityofsacramento.org;
Jason Hone, Senior Planner, (916) 808-5355, JHone@cityofsacramento.org

Discussion Calendar

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

7. Workshop on Transportation Policy Update – Level of Service (LOS) to Vehicle Miles Traveled (VMT) as Required by State Law [Oral Report]

File ID: 2018-00710

Location: Citywide

Recommendation: **Receive and file** a presentation on the implementation of Vehicle Miles Traveled (VMT) as a metric to measure traffic impacts as well as other City policies and practices regarding mobility.

Contact: Pelle Clarke, Associate Civil Engineer, (916) 808-8930, pclarke@cityofsacramento.org, Department of Public Works; Remi Mendoza, Associate Planner, (916) 808-5003, rmendoza@cityofsacramento.org

Public Comments-Matters Not on the Agenda

Member Comments – Ideas, Questions and Meeting/Conference Reports

Adjournment