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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 September 12, 2013 5:30 p

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, September 12, 2013
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, September 12, 2013

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 for August 29, 2013

Location: Citywide

Recommendation: **Approve** the Planning and Design Commission Minutes from August 29, 2013.

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

Director's Report (Oral)

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: 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.

3. P13-015 860 Arden Way Shell - Beer and Wine Sales (Noticed on 08-30-13)

Location: 860 Arden Way, 277-0134-021-0000, District 2

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit-Alcohol Beer & Wine Sales in a retail store of less than 15,000 square feet.

Contact: Robert W. Williams, Associate Planner, 916-808-7686; Lindsey Alagozian, Senior Planner, 916-808-2659

4. P13-024 Metro PCS at John F. Kennedy High School (Noticed on 08-30-13)

Location: 6715 Gloria Drive, 030-0370-021-0000, District 7

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Special Permit-Antennas/Wireless for a 80.5 foot telecommunications tower / stadium light in the Agricultural (A) zone.

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

5. P13-025 Sacramento Natural Foods Co-Op (Noticed on 08-30-13)

Location: 2720 R Street, 010-0053-001-0000, 010-0053-002-0000, 010-0053-008-0000, 010-0053-009-0000, 010-0053-010-0000, 010-0053-011-0000, District 4

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Special Permit to construct a new commercial building and parking garage in the General Commercial (C-2-SPD) zone over 40,000 square feet; **Item C:** Variance to deviate from the minimum setbacks for a new commercial building and parking garage as required in the R Street Corridor Special Planning District; **Item D:** Variance to deviate from the minimum Floor Area Ratio as required in the R Street Corridor Special Planning District; **Item E:** Design Commission Review for new construction of a commercial building and parking garage in the R Street Corridor and Alhambra Corridor Special Planning Districts.

Contact: Evan Compton, Associate Planner, 916-808-5260; Stacia Cosgrove, Senior Planner, 916-808-7110; Luis R. Sanchez, AIA, LEED AP, Senior Architect, 916-808-5957

6. P13-030 Florin Plaza (Noticed on 08-30-13)

Location: 1360 Florin Road and 7211 to 7221 Freeport Boulevard, 047-0290-003-0000, 047-0290-004-0000, 047-0290-005-0000, District 8

Recommendation: Forward recommendation of approval to City Council: **Item A:** Addendum To Previously Adopted Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Rezone to amend Ordinance No. 89-046 to eliminate language prohibiting grocery stores over 6,400 square feet; **Item D:** Special Permit to allow a building exceeding 20,000 square feet in the Limited Commercial (C-1) Zone; **Item E:** Development Plan Review-New Site Plan to develop two new commercial structures in the C-1-R zone.

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

7. P13-032 Mercy Hospital Telecommunications Facility Modification (Noticed on 08-30-13)

Location: 4001 J Street, 008-0510-002-0000, District 3

Recommendation: Approve: **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit Antennas/Wireless Special Permit Major Modification to increase the height of an existing telecommunications facility in the H / R-3 zone

Contact: David Hung, Associate Planner, 916-808-5530; Stacia Cosgrove, Senior Planner, 916-808-7110

Staff Reports

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

8. P12-031 Sutter Park Neighborhood (Noticed on 08-30-13)

Location: 5275 F Street, 004-0010-006-0000, 004-0010-024-0000, District 3

Recommendation: Review and Comment Only: A request to demolish the existing Sutter Memorial Hospital and redevelop the 19.36 acre site with a residential community.

Contact: Evan Compton, Associate Planner, 916-808-5260, Stacia Cosgrove, Senior Planner, 916-808-7110

Public Comments- Matters Not on the Agenda

9. To be announced.

Questions, Ideas and Announcements of Commission Members

10. To be announced

Adjournment