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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** May 9, 2019 at 5:30PM

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

Signature **Ashley Flores** Digitally signed by Ashley Flores  
Date: 2019.05.03 13:42:00 -07'00'

**2019 PLANNING AND DESIGN COMMISSION**

Cornelious Burke  
Darryl Lucien  
Kendra Reed  
Douglas Covill  
William Farrell  
Nicolina Hernandez  
Todd Kaufman  
Lynn Lenzi  
Alix Ogilvie (Vice-Chair)  
Phillip Pluckebaum  
Jia Wang Connelly (Chair)  
Joseph Yee  
Vacant



# 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*

**COMMISSION STAFF**

Tom Pace, Planning Director  
Greg Sandlund, Principal Planner  
Bruce Monighan, AIA, Urban Design Manager  
Evan Compton, Principal Planner  
Jeffrey Heeren, Senior Deputy City Attorney

**Thursday, May 09, 2019  
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](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*).

**General Conduct for the Public Attending Planning and Design Commission Meetings**

- Members of the public attending Planning and Design Commission meetings shall observe the same rules and decorum applicable to the Members and staff as noted in the Planning and Design Commission Rules of Procedure.
- Stamping of feet, whistles, yells or shouting, physically threatening conduct, and/or similar demonstrations are unacceptable public behavior and will be prohibited by the Sergeant-at-Arms.
- Lobbyists must identify themselves and the client(s), business or organization they represent before speaking to the Planning and Design Commission.
- Members of the public wishing to provide documents to the Planning and Design Commission shall comply with the Planning and Design Commission Rules of Procedure.

**Members of the Public Addressing the Planning and Design Commission**

Purpose of Public Comment. The City provides opportunities for the public to address the Commission as a whole in order to listen to the public's opinions regarding non-agendized matters within the subject matter jurisdiction of the City during Regular meetings and regarding items on the Agenda at all other meetings.

- Public comments should not be addressed to individual Members nor to City officials, but rather to the Planning and Design Commission as a whole regarding City business.
- While the public may speak their opinions on City business, personal attacks on Members and City officials, use of swear words, and signs or displays of disrespect for individuals are discouraged as they impede good communication with the Planning and Design Commission.
- Consistent with the Brown Act, the public comment periods on the Agenda are not intended to be "Question and Answer" periods or conversations with the Planning and Design Commission and City officials. The limited circumstances under which Members may respond to public comments are set out in Rule 8 D 2 of the Planning and Design Commission Rules of Procedure.
- Members of the public with questions concerning Consent Calendar items may contact the staff person on the report prior to the meeting to reduce the need for discussion of Consent Calendar items and to better respond to the public's questions.

**Speaker Time Limits.** In the interest of facilitating the Planning and Design Commission's conduct of the business of the City, the following time limits apply to members of the public (speakers) who wish to address the Planning and Design Commission during the meeting.

- **Matters not on the Agenda.** Three (3) minutes per speaker.
- **Consent Calendar Items.** The Consent Calendar is considered a single item, and speakers are therefore subject to the three (3) minute time limit for the entire Consent Calendar. Consent Calendar items can be pulled at a Commission member's request. Such pulled Consent Calendar items will be considered individually and up to three (3) minutes of public comment per speaker on those items will be permitted.
- Each speaker shall limit his/her remarks to the specified time allotment.
- In the further interest of time, speakers may be asked to limit their comments to new materials and not repeat what a prior speaker said. Organized groups may choose a single spokesperson who may speak for the group but with no increase in time.
- Speakers shall not concede any part of their allotted time to another speaker.

# City of Sacramento Planning and Design Commission

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Thursday, May 09, 2019

5:30 PM

915 I Street, 1<sup>st</sup> Floor

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## 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 April 25, 2019**

File ID: 2019-00685

**Location:** Citywide

**Recommendation:** Pass a motion to approve the Planning and Design Commission Meeting Minutes of April 25, 2019

**Contact:** Greg Sandlund, Principal Planner, 916-808-8931,  
[gsandlund@cityofsacramento.org](mailto:gsandlund@cityofsacramento.org)

#### **Director Report**

#### **2. Director's Report (Oral Report)**

File ID: 2019-00686

**Location:** Citywide

**Recommendation:** Receive and File

**Contact:** Greg Sandlund, Principal Planner, 916-808-8931,  
[gsandlund@cityofsacramento.org](mailto:gsandlund@cityofsacramento.org)

#### **Public Hearings**

*Public hearing items may be reordered at the discretion of the Chair.*

#### **3. Appeal of 4500 Pell Avenue Cannabis Cultivation Facility (Z18-101) (Continued from 4-11-19)**

File ID: 2019-00343

**Location:** 4500 Pell 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 for Cannabis Production to allow 59,962 square feet of cannabis cultivation within five suites of an existing 59,962-square foot warehouse in the Light Industrial (M-1) zone; and **Item C.** Site Plan and Design Review for minor exterior changes to an existing building.

**Contact:** Christian Svensk, Senior Planner, (916) 808-5613,  
[csvensk@cityofsacramento.org](mailto:csvensk@cityofsacramento.org)

**4. Natomas Hyatt House and Place (P18-071) (Noticed 04/26/2019)**

File ID: 2019-00620

**Location:** 4850 Duckhorn Drive; APNs: 225-0080-070-0000 (Council District 1)

**Recommendation:** Conduct a public hearing and upon conclusion recommend approval and forward to the City Council: **Item A:** Resolution adopting the Mitigated Negative Declaration Addendum and the Mitigation Monitoring Plan for the Natomas Hyatt House and Place Project; **Item B:** Ordinance approving the Development Agreement for the Natomas Hyatt House and Place project; **Item C:** Ordinance rezoning 3.32± acres from the Employment Center (EC-65-PUD) zone to the General Commercial (C-2-PUD) zone; **Item D:** Resolution amending Cambay West/Gateway West Planned Unit Development (PUD) Schematic Plan to re-designate the subject site for commercial use; and **Item E:** Resolution adopting findings of fact and conditions of approval for Site Plan and Design Review to construct a 120,380 square foot, 4-story hotel with 201 guest rooms on approximately 3.32 acres in the General Commercial and Cambay West/Gateway West PUD (C-2-PUD) zone.

**Contact:** Garrett Norman, Associate Planner, 916-808-7934,  
[gnorman@cityofsacramento.org](mailto:gnorman@cityofsacramento.org); Teresa Haenggi, Senior Planner, 916-808-7554,  
[thaenggi@cityofsacramento.org](mailto:thaenggi@cityofsacramento.org), Community Development Department

**5. Clear Channel Outdoor Billboard Relocation (P18-036) (Noticed 04/26/2019)**

File ID: 2017-00599

**Location:** North side of U.S. Highway 50, 400 feet east of Redding Avenue (APN: 015-0010-040) (District 3)

**Recommendation:** Conduct a public hearing and upon conclusion recommend denial and forward to the City Council: **Item A.** Environmental Exemption (CEQA Guidelines 15270 – Projects Which are Disapproved); **Item B.** Billboard Relocation Agreement to remove four existing signs at various locations with a total sign area of 1,572 square feet and construct one double-side, 1,344 square foot sign on 1.05 acres within the Light Industrial (M-1) zone (no action required by the Planning and Design Commission); **Item C.** Variance to exceed 35 feet in height; and **Item D.** Site Plan and Design Review to construct a new billboard.

**Contact:** Michael Hanebutt, Associate Planner, (916) 808-7933, [mhanebutt@cityofsacramento.org](mailto:mhanebutt@cityofsacramento.org); Karlo Felix, Senior Planner, (916) 808-7183, [kfelix@cityofsacramento.org](mailto:kfelix@cityofsacramento.org); Community Development Department

### **Discussion Calendar**

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

**6. Review of City FY 2019/24 Capital Improvement Program (CIP) for Consistency with the 2035 General Plan**

File ID: 2019-00623

**Location:** Citywide

**Recommendation:** Review and Forward to Council a Report on the Conformity of the FY 2019/24 Capital Improvement Program with the City’s 2035 General Plan.

**Contact:** Nguyen Nguyen, Assistant Planner, (916) 808-1964; Remi Mendoza, CFM, Senior Planner, (916) 808-5003, Community Development Department

**7. General Plan Annual Report and 2040 General Plan Update**

File ID: 2019-00625

**Location:** Citywide

**Recommendation:** Review and Comment. Staff recommends the Planning and Design Commission review and provide comments on: 1) The General Plan Annual Report; 2) The outreach strategy for the 2040 General Plan Update; and 3) The 2035 General Plan Vision and Guiding Principles.

**Contact:** Nguyen Nguyen, Assistant Planner, (916) 808-1964; Remi Mendoza, CFM, Senior Planner, (916) 808-5003, Community Development Department

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

### **Member Comments – Ideas, Questions and Meeting/Conference Reports**

### **Adjournment**