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**Legislative Body** Planning & Design Commission

**Posting Type** Meeting Agenda

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

**Meeting Date & Time** 04/24/2014 @ 5:30 PM

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  
Joy Patterson, Principal Planner



# Agenda

## Planning and Design Commission

City Hall-Council Chamber  
915 I Street, 1<sup>st</sup> 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, April 24, 2014  
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](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, April 24, 2014

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 of April 10, 2014.**

**Location:** Citywide

**Recommendation:** **Approve** the Planning and Design Commission Minutes of April 10, 2013.

**Contact:** Joy Patterson, Principal Planner, 916-808-5607

### 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:** Joy Patterson, Principal Planner, 916-808-5607

## 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. P13-050 3408 Northgate AT & T Monopalm (Noticed on 04/11/14)**

**Location:** 3408 Northgate Boulevard, 250-0160-038-0000, District 3

**Recommendation: Approve: Item A:** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Conditional use Permit to construct a new 70-foot tall monopalm (palm tree telecommunications antenna); **Item C:** Site Plan and Design review for a new 70-foot tall monopalm and associated equipment.

**Contact:** Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659
  
- 4. P13-054 L and D Landfill Greenwaste Processing (Noticed on 04/11/14)**

**Location:** 8635 Fruitridge Road, 061-0053-001-0000, 061-0180-003-0000, 061-0180-004-0000, 061-0180-007-0000, 061-0180-016-0000, 061-0180-017-0000, 061-0180-024-0000, 061-0180-025-0000, District 6

**Recommendation: Approve: Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit to process greenwaste at an existing landfill located on approximately 177 acres in the Heavy Industrial (M-2S) Zone; **Item C:** Site Plan and Design review to allow greenwaste processing at an existing landfill.

**Contact:** Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659
  
- 5. P13-063 Streamline Church (Noticed on 04/11/14)**

**Location:** 1250 Sutterville Road, 017-0071-011-0000 and 017-0020-017-0000, District 4

**Recommendation: Approve: Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Conditional Use Permit to operate an assembly use (cultural, religious, and social) in the C-1 zone; **Item C:** Site Plan and Design Review to waive a portion of the required off-street parking.

**Contact:** Arwen Wacht, Associate Planner, 916-808-1964; Lindsey Alagozian, Senior Planner, 916-808-2659
  
- 6. P13-066 ParkeBridge Post Subdivision Modification (Noticed on 04/11/14)**

**Location:** 3800 Fong Ranch Road, 225-2460-001-0000, 225-2460-002-0000, 225-2460-003-0000, District 3

**Recommendation: Forward Recommendation of Approval to City Council: Item A:** Addendum to a Certified Environmental Impact Report; **Item B:** Mitigation Monitoring Program; **Item C:** General Plan Amendment to re-designate land use; **Item D:** PUD Guidelines Amendment and PUD

Schematic Plan Amendment for the ParkeBridge PUD; **Item E:** Post Subdivision Modification to an approved tentative map; **Item F:** Site Plan Review on approximately 90.5 gross acres for future residential development.

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

### **Staff Reports**

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

#### **7. DR13-224 i15 New Mixed Use Building (Noticed on 04/11/14)**

**Location:** 1411 I Street, 006-0055-014-0000, District 4

**Recommendation: Review and Comment: Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects; **Item B:** Site Plan and Design Review to construct a multi-story mixed use structure with 80 dwelling units and 1,830 square feet of ground floor retail within the General Commercial (C-2) zone. **Item C:** Site Plan and Design Review with the deviations to exceed the 65 foot height limit within the C-2 zone and to provide less than 100 square feet of open space per unit.

**Contact:** Greg Sandlund, Associate Planner, 916-808-8931; Luis R. Sanchez, AIA, LEED AP, Senior Architect, 916-808-5957.

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

**8. To be announced.**

### **Questions, Ideas and Announcements of Commission Members**

**9. To be announced**

### **Adjournment**