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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** Special Meeting Agenda

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

**Meeting Date & Time** 06/27/2019 @ 5:30 PM

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

Signature **Tiffany Fabiani**  
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**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

**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

City of  
**SACRAMENTO**  
**Special Meeting**

**Agenda**  
**Planning and Design**  
**Commission**

**Historic Hearing Room**  
**915 I Street, 2nd Floor**

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

**Thursday, June 27, 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, June 27, 2019

5:30 PM

915 I Street, 2<sup>nd</sup> Fl

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## Special Meeting Agenda

### Historic Hearing Room

*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 June 13, 2019**

File ID: 2019-00991

**Location:** Citywide

**Recommendation:** Pass a motion to approve the Planning and Design Commission Meeting Minutes of June 13, 2019

**Contact:** Stacia Cosgrove, Principal Planner, 916-808-7110,  
[scosgrove@cityofsacramento.org](mailto:scosgrove@cityofsacramento.org)

#### **Director Report**

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

File ID: 2019-00891

**Location:** Citywide

**Recommendation:** Receive and File

**Contact:** Stacia Cosgrove, Principal Planner, 916-808-7110,  
[scosgrove@cityofsacramento.org](mailto:scosgrove@cityofsacramento.org)

#### **Public Hearings**

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

#### **3. Imperial Sprinkler Supply (P19-026)**

File ID: 2019-00919

**Location:** 2549 Harris Avenue, 2544 North Avenue, APN: 252-0051-012, 252-0051-005  
(District 2)

**Recommendation: Conduct a public hearing and upon conclusion approve: Item A.** Environmental Exemption (Per CEQA Guidelines Section 15301- Existing Facilities); and **Item B.** Conditional Use Permit to establish a warehouse distribution center located greater than ¼ mile but less than ½ mile from the center of an existing light rail station platform

**Contact** Gaspare Annibale, Assistant Planner, (916) 808-3540, [gannibale@cityofsacramento.org](mailto:gannibale@cityofsacramento.org); Teresa Haenggi, Senior Planner, (916) 808-7554, [THaenggi@cityofsacramento.org](mailto:THaenggi@cityofsacramento.org)

**4. InnovAge Senior Day Care (P19-021)**

File ID: 2019-00930

**Location:** 3870 Rosin Court, APN: 250-0360-014 (District 3)

**Recommendation: Conduct a public hearing and upon conclusion approve: Item A.** Environmental Exemption (Per CEQA Guidelines Section 15301 – Existing Facilities); **Item B.** Conditional Use Permit to establish a 47,806 square-foot Nonresidential Care Facility within an existing 66,030 square-foot building in the Light Industrial (M-1S) zone; **Item C.** Site Plan and Design Review to construct site improvements and exterior modifications with a deviation to reduce short-term bicycle parking by 12 spaces; and **Item D.** Tree Permit to remove eight private protected trees

**Contact:** Courtney Long, Assistant Planner, (916) 808-8023, [CLong@cityofsacramento.org](mailto:CLong@cityofsacramento.org); Teresa Haenggi, Senior Planner, (916) 808-7554, [THaenggi@cityofsacramento.org](mailto:THaenggi@cityofsacramento.org)

**5. Acheson Wine Tasting Room (P19-006) (Noticed on 06/17/2019)**

File ID: 2019-00939

**Location:** 1907 Q Street Unit 3, APN 007-0313-017 (District 4)

**Recommendation: Conduct a public hearing and upon conclusion approve: Item A.** Environmental Exemption (per CEQA Guidelines Section 15301 – Existing Facilities); and **Item B.** Conditional Use Permit to establish a wine tasting room within a 516 square foot suite of an existing building within the General Commercial (C-2-SPD) zone and the Central City Special Planning District

**Contact:** Danny Abbes, Assistant Planner, (916) 808-5873, [dabbes@cityofsacramento.org](mailto:dabbes@cityofsacramento.org); Karlo Felix, Senior Planner, (916) 808-7183, [kfelix@cityofsacramento.org](mailto:kfelix@cityofsacramento.org)

**6. In-Self Storage Stockton Boulevard (P18-082) (Noticed 06/15/2019)**

File ID: 2019-00923

**Location:** 6145 Stockton Boulevard (APN: 038-0081-007, -008) (District 6)

**Recommendation Conduct a public hearing and upon conclusion approve: Item A.** Environmental Exemption (per CEQA Guidelines Section 15332 – Infill Development Projects); **Item B.** Conditional Use Permit to establish a mini-storage facility on 2.0 acres in the General Commercial (C-2-SPD) zone and within the Broadway Stockton Special Planning District; **Item C.** Site Plan and Design Review for the construction of a mini-storage facility, stand-alone retail building, and site improvements; **Item D.** Tree Permit to remove two City trees

**Contact:** Michael Hanebutt, Associate Planner, 916-808-7933, [mhanebutt@cityofsacramento.org](mailto:mhanebutt@cityofsacramento.org); Marcus Adams, Senior Planner, 916-808-5044, [madams@cityofsacramento.org](mailto:madams@cityofsacramento.org)

**7. Bruceville Apartments (P18-073) (Noticed 06/17/2019)**

File ID: 2019- 00941

**Location:** 8373 Bruceville Road; APN: 117-0182-021-0000 (Council District 8)

**Recommendation Conduct a public hearing and upon conclusion recommend approval and forward to the City Council: Item A:** Resolution adopting an addendum to the Environmental Impact Report (EIR) for College Square PUD (P00-147)(Resolution 2004-053); **Item B:** Mitigation Monitoring Plan (MMP); **Item C:** Ordinance rezoning ±8.76 acres from the Multi-Unit Dwelling (R-3-PUD) and Multi-Unit Dwelling (R-3-PUD) zones to the Multi-Unit Dwelling (R-4-PUD) zone; **Item D:** Resolution amending College Square Planned Unit Development (PUD) guidelines to reduce the minimum driveway throat depth from 100 feet to 30 feet; **Item E:** Resolution adopting findings of fact and conditions of approval for Site Plan and Design Review to construct a 351-unit apartment complex on approximately 8.76 acres within the Multi-Unit Dwelling (R-4-PUD) zone and College Square Planned Unit Development; and **Item F:** Resolution adopting findings of fact and conditions of approval for a Tree Permit to remove two city street trees

**Contact:** Daniel Abbes, 916-808-5873, [dabbes@cityofsacramento.org](mailto:dabbes@cityofsacramento.org); Marcus Adams, Senior Planner, 916-808-5044, [madams@cityofsacramento.org](mailto:madams@cityofsacramento.org)

**8. Quick Quack Car Wash (P18-058)**

File ID: 2019-00502

**Location:** 5303 Stockton Boulevard (east of Stockton Boulevard, north of Fruitridge Road, south of 21<sup>st</sup> Avenue, and west of 55<sup>th</sup> Street); Council District 6; APN: 023-0211-001

**Recommendation Continue to August 8, 2019**

**Contact:** Angel Anguiano, Assistant Planner, (916) 808-5519, [Aanguiano@cityofsacramento.org](mailto:Aanguiano@cityofsacramento.org); Marcus Adams, Senior Planner, (916) 808-5044, [MAdams@cityofsacramento.org](mailto:MAdams@cityofsacramento.org)

**Discussion Calendar**

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

**9. Transit-Oriented Development Ordinance Revisions (Review and Comment)**

File ID: 2019- 00938

**Location:** Citywide

**Recommendation: Review and Comment.** Staff recommends the Planning and Design Commission review and provide comments on: **1)** A framework of modifications to the Transit-Oriented Development Ordinance relating to the regulation of land uses near light rail stations; **2)** A proposed new zoning district that permits existing commercial and industrial uses to operate near light rail stations while encouraging a transition to transit-supportive uses

**Contact:** Ryan Dodge, Associate Planner, (916) 808-8044;

[rdodge@cityofsacramento.org](mailto:rdodge@cityofsacramento.org); Matt Hertel, AICP, Senior Planner, (916) 808-7158

[mhertel@cityofsacramento.org](mailto:mhertel@cityofsacramento.org)

**Public Comments-Matters Not on the Agenda****Member Comments – Ideas, Questions and Meeting/Conference Reports****Adjournment**