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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** 07/11/2013 5:30 pm

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## Commission Members

**Kiyomi Burchill** (Vice Chair)  
**Edmonds Chandler**  
**Douglas Covill**  
**Rommel Declines**  
**Philip Harvey** (Chair)  
**Todd Kaufman**  
**Meeta Lele**  
**Alan LoFaso**  
**Carl Lubawy**  
**Kim Mack**  
**David Nybo**  
**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, 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, July 11, 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](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, July 11, 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. Nomination and Selection of Chair and Vice-Chair of the Planning and Design Commission.**

**Location:** Citywide

**Recommendation:** **Select** Chair and Vice-Chair

**Contact:** Tom Pace, Long Range Planning Manager, 916-808-6848

### **2. Approval of Minutes for June 27, 2013**

**Location:** Citywide

**Recommendation:** **Approve** the Planning and Design Commission Minutes from June 27, 2013.

**Contact:** Tom Pace, Long Range Planning Manager, 916-808-6848

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

### **3. 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:** Tom Pace, Long Range Planning Manager, 916-808-6848

## **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.

### **4. P13-008 Meadows at Land Park (Noticed on 06/28/13).**

**Location:** 4540 Del Rio Way, 017-0101-002-0000, District 4

**Recommendation:** **Continue to August 15, 2013**

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

### **5. P13-012 Sam Brannan Middle School Monopine (Noticed on 06/28/13).**

**Location:** 5301 Elmer Way, 016-0280-027-0000, District 4

**Recommendation:** **Approve: Item A:** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Special Permit-Antennas/Wireless to construct a 85 foot tall stealth telecommunications facility (monopine) at an existing school site located in the Standard Single-family (R-1) zone.

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

### **6. P13-021 7 Eleven Food Store (Noticed on 06/28/13).**

**Location:** 6500 Folsom Boulevard, 015-0010-020-0000, District 3

**Recommendation:** **Approve: Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit-Alcohol to allow beer and wine sales at a new convenience store; **Item C:** Special Permit to allow a 24-hour convenience store within 500 feet of a parcel which contains residential dwellings and is located within the General Commercial Transit Overlay (C-2-TO) zone.

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

**7. P13-027 – Club Center Monopalm Telecommunications Antenna (Noticed on 06/28/13)**

**Location:** 2000 Club Center Drive, 225-1060-049-0000, District 1

**Recommendation:** **Approve: Item A:** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Special Permit-Antennas/Wireless construct a new 70-foot tall monopalm (palm tree antenna) telecommunications tower with six panel antennas and six remote radio units in the Shopping Center (SC-PUD) Zone within the Northpointe Park Planned Unit Development

**Contact:** Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659

**8. P13-031 College Grove Cellular Facility (Noticed on 06/28/13)**

**Location:** 7164 Calvine Road, 117-0140-020-0000, 117-0730-048-0000, District 8

**Recommendation: Approve: Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit to add a microwave dish and replace antennas and related equipment for an existing telecommunications facility on an electrical transmission tower in the R-3- R zone;

**Contact:** Evan Compton, Associate Planner, 916-808-5260; Lindsey Alagozian, Senior Planner, 916-808-2659

**Staff Reports**

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

**9. P12-042 Sacramento Waterfront Museum (Noticed on 06/28/13)**

**Location:** 2200 Front Street, 009-0012-005-0000, District 4

**Recommendation: Item A: Review and Comment** for a request to construct a new 178,000 square feet building to operate two museums in the General Commercial(C-2 SPD) zone and located in the Docks Specific Plan area

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

**10. P13-025 Sacramento Natural Foods Co-Op (Notice on 06/28/13)**

**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: Item A: Review and Comment** for the construction of a 42,446 square foot grocery store and 86,178 square foot parking garage in the General Commercial (C-2 SPD) zone and located in the R Street Corridor Special Planning District

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

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

**11. To be announced.**

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

**12. To be announced**

**Adjournment**