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Legislative Body Planning & Design Commission

Posting Type Meeting Agenda

Posting Location 915 I Street Sacramento, CA 95814

Meeting Date & Time Thur-09272018@5:30PM

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Ligaiviu
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2018 PLANNING AND DESIGN COMMISSION

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Douglas Covill
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Nicolina Hernandez
Todd Kaufman
Lynn Lenzi
Alix Ogilvie (Vice-Chair)
Phillip Pluckebaum
Jia Wang Connelly (Chair)
Joseph Yee
Vacant



**Planning and Design
Commission**

**City Hall – Council Chamber
915 I Street, 1st Floor**

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

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

**Thursday, September 27, 2018
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.

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*).

City of Sacramento

Planning and Design Commission

Thursday, September 27, 2018

5:30 PM

915 I Street, 1st Floor

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 September 20, 2018

File ID: 2018-01346

Location: Citywide

Recommendation: Pass a motion to approve the Planning and Design Commission Meeting Minutes of September 20, 2018

Contact: Stacia Cosgrove, Principal Planner, 916-808-7110,
scosgrove@cityofsacramento.org

Director Report

2. Director's Report (Oral Report)

File ID: 2018-01347

Location: Citywide

Recommendation: Receive and File

Contact: Stacia Cosgrove, Principal Planner, 916-808-7110,
scosgrove@cityofsacramento.org

Public Hearings

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

3. 65 East Student Housing (P18-045) Noticed on 09-14-18)

File ID: 2018-01270

Location: 6620 and 6680 Folsom Boulevard (Council District 3)

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A.** Addendum to a previously approved Environmental Impact Report; **Item B.** Mitigation Monitoring Plan; **Item C.** Conditional Use Permit for a dormitory; **Item D.** Site Plan and Design Review for the construction of a new mixed-use building with ground floor commercial and 184 residential units on approximately 2.82 acres in the General Commercial zone and Transit Overlay zone (C-2-TO); and **Item E.** Tree Permit for the removal of a private protected tree.

Contact: Robby Thacker, Assistant Planner, (916) 808-5584, rthacker@cityofsacramento.org; Karlo Felix, Senior Planner, (916) 808-7183, kfelix@cityofsacramento.org

4. **Q Street Commons (DR18-169) Noticed on 09-14-18)**

File ID: 2018-01278

Location: 6779 Q Street (Council District 3))

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A.** Mitigated Negative Declaration; **Item B.** Mitigation Monitoring Plan; and **Item C.** Site Plan and Design Review to construct a new mixed-use building with ground floor commercial and 125 residential units on approximately 1.27 acres, with deviations for height, front and street-side setbacks, and open space in the Residential Mixed-Use zone and in the Transit Overlay zone (RMX-TO).

Contact: Michael Hanebutt, Associate Planner, (916) 808-7933, mhanebutt@cityofsacramento.org; Luis Sanchez, Senior Architect, (916) 808-5957, lsanchez@cityofsacramento.org; Karlo Felix, Senior Planner, (916) 808-7183, kfelix@cityofsacramento.org

5. **Auwick, Inc. - Delivery-Only Cannabis Dispensary (P18-019) (Noticed on 09-14-18)**

File ID: 2018-0 1314

Location: 6260 Belleau Wood Lane, Sacramento, CA 95822 (District 5)

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 for an ±1,807-square foot, non-storefront, delivery-only dispensary within an existing ±19,200-square foot building on a 0.88± acre parcel in the Light Industrial, Executive Airport Overlay (M-1-R-EA-4) zone.

Contact: Angel Anguiano, Assistant Planner, (916) 808-5519, anguiano@cityofsacramento.org; [Stacia Cosgrove, Principal Planner, \(916\) 808-7110, scosgrove@cityofsacramento.org](mailto:scosgrove@cityofsacramento.org)

6. **S Street Townhomes (P17-024) (Noticed 09/14/2018)**

File ID: 2018- 01291

Location: 3703 S Street (District 6); APN: 011-0021-029-0000

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A.** Addendum to a previously approved Sustainable Communities Environmental Assessment; **Item B.** Mitigation Monitoring and Reporting Program; **Item C.** Tentative Subdivision Map to subdivide approximately 2.09 acres into 42 parcels; **Item D.** Site Plan and Design Review for the construction of 41 townhomes in the General Commercial (C-2) zone; and **Item E.** Tree Permit to remove 17 City street trees.

Contact: Garrett Norman, Associate Planner, 916-808-7934, gnorman@cityofsacramento.org; Stacia Cosgrove, Principal Planner, 916-808-7110, scosgrove@cityofsacramento.org

7. Sacramento Self Storage (P17-063) (Noticed 09/14/2018)

File ID: 2018- 01236

Location: 500 Leisure Lane (Council District 3); APN: 275-0260-070-0000

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A.** Mitigated Negative Declaration (MND); **Item B.** Mitigation Monitoring Plan (MMP); **Item C.** Tentative Map to subdivide approximately 14.47 acres into four parcels; **Item D.** Conditional Use Permit to establish a mini-storage facility in the General Commercial and Labor Intensive Overlay (C-2-LI) zone; and **Item E.** Site Plan and Design Review for the construction of a 139,481 square foot mini-storage facility on approximately 2.52 acres in the General Commercial and Labor Intensive Overlay (C-2-LI) zone.

Contact: Garrett Norman, Associate Planner, 916-808-7934, gnorman@cityofsacramento.org; Teresa Haenggi, Senior Planner, 916-808-7554, thaenggi@cityofsacramento.org

8. 8280 Elder Creek Cannabis Facility (P17-020) (Noticed on 09/14/2018)

File ID: 2018- 01292

Location: 8280 Elder Creek Road (District 6); APN: 064-0010-028-0000, 064-0010-053-0000

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A.** Mitigated Negative Declaration; **Item B.** Mitigation Monitoring Plan; **Item C.** Conditional Use Permit for 252,091 square feet of Cannabis Production (Cultivation, Manufacturing, Distribution) in the Heavy Industrial (M-2S) Zone; **Item D.** Conditional Use Permit for a non-storefront, delivery-only dispensary in the Heavy Industrial (M-2S) Zone; and **Item E.** Site Plan and Design Review for the rehabilitation of two existing on-site buildings, the construction of new mixed-light structures, and site improvements, including a deviation to reduce required on-site parking on a ±11.41-acre site in the Heavy Industrial (M-2S) zone.

Contact: Danny Abbes, Assistant Planner, 916-808-5873, dabbes@cityofsacramento.org; Stacia Cosgrove, Principal Planner, 916-808-7110, scosgrove@cityofsacramento.org

9. Duckhorn Drive Apartments (DR18-146) (Noticed on 09-14-18)

File ID: 2018- 01103

Location: 3700 Duckhorn Drive; APN's: 225-0140-076; 225-0140-077; -225-0140-078- (Council District 1)

Recommendation: Conduct a public hearing and upon conclusion approve: **Item A:** Addendum to the previously adopted Mitigated Negative Declaration (Resolution Number 2002-116); **Item B:** Mitigation Monitoring Plan; **Item C:** Site Plan and Design Review to develop a vacant 14.68-acre property with 16 apartment buildings consisting of a total of 368 dwelling units, a clubhouse and recreation amenities in the Employment Center (EC-50-PUD) zone and located in the Parkview/Riverview Planned Unit Development; and **Item D:** Tree Permit to remove four city street trees.

Contact: Teresa Haenggi, Senior Planner, (916) 808-7554,
thaenggi@cityofsacramento.org

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