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**Legislative Body** Planning and Design Commission

**Posting Type** Regular Meeting Agenda

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

**Meeting Date & Time** 04/25/2019 @ 5:30 PM

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Signature **Tiffany Fabiani**  
Digitally signed by Tiffany Fabiani  
Date: 2019.04.19 14:32:25 -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  
Stacia Cosgrove, Principal Planner  
Bruce Monighan, AIA, Urban Design Manager  
Evan Compton, Principal Planner  
Jeffrey Heeren, Senior Deputy City Attorney

**Thursday, April 25, 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, April 25, 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 11, 2019**

File ID: 2019-00605

**Location:** Citywide

**Recommendation:** Pass a motion to approve the Planning and Design Commission Meeting Minutes of April 11, 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: 2019-00607

**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. Citywide Design Guidelines: Ordinance and Resolution (Continued from 04-11-19)**

File ID: 2019 -00613

**Location:** Citywide

**Recommendation:** Conduct a public hearing and upon conclusion recommend approval and forward a recommendation to the City Council: **Item A.** Environmental

Determination: Subsequent project within the scope of the Master Environmental Impact Report for the 2035 General Plan; the project will not have any project-specific additional significant environmental effects not previously examined in the Master EIR and no new mitigation measures or alternatives are required (per Public Resources Code 21157.1 and CEQA Guidelines 15177; **Item B.** Ordinance amending sections 17.600.100, 17.600.105, 17.600.110, and 17.600.125 of the Sacramento City Code, Relating to Applicable Design Guidelines and Development Standards for Single-Unit and Duplex Dwellings, Multi-Unit Dwellings, and Commercial Design; and **Item C.** Resolution rescinding resolutions 2000-523, 2000-487, and 2003-773, relating to citywide design principles, and adopting citywide design guidelines for single-unit and duplex dwellings, multi-unit dwellings, and commercial development

**Contact:** Ryan Dodge, Associate Planner, (916) 808-8044; Matt Hertel, Senior Planner, (916) 808-7158; Bruce Monighan, Urban Design Manager, (916) 808-1241

**4. Northwest Land Park Phase 5 at The Mill (P18-067) (Noticed on 04-12-2019)**

File ID: 2019-00568

**Location:** 2469 5<sup>th</sup> Street, Sacramento, CA 95818 (south of 1<sup>st</sup> Avenue, east of 5<sup>th</sup> Street, west of Muir Way, north of Vallejo Way, APN: 009-0286-001, 009-0311-001, 005, -007, 004; District 8)

**Recommendation:** Conduct a public hearing and upon conclusion recommend approval and forward to City Council: **Item A.** Urban Infill Project Streamlining- No further environmental document required (Public Resources Code 21094.5 and CEQA Guidelines 15183.3); **Item B.** Rezone the subject site from Light Industrial (M-1) and Multi-Unit Dwelling (R-3) zone to Multi-Unit Dwelling (R-4) zone; **Item C.** Tentative Map to subdivide ±6.7 acres into five lots and designate for condominium purposes, a private motor court, and a remainder lot; **Item D.** Site Plan and Design Review for review of the map with a deviation to exceed maximum lot depth; and **Item E:** Tree Permit to remove three public trees

**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)

**5. Appeal of Crocker Village Sign Variance (Z17-202) (Noticed on 04-12-19)**

File ID: 2019-00570

**Location:** 2320 10<sup>th</sup> Avenue, APN: 013-0010-048 (Council District 5)

**Recommendation:** Conduct a public hearing and upon conclusion pass a motion to approve, thereby denying the appeal: **Item A.** Previously certified Environmental Impact Report (EIR) (Public Resources Code 21166 and CEQA Guidelines 15162; **Item B.** Variance to allow a 65-foot tall detached sign within the Shopping Center (SC-PUD) zone and located within the Curtis Park Village (Crocker Village) Planned Unit Development (PUD)

**Contact:** Robby Thacker, Assistant Planner, (916) 808-5584, [rthacker@cityofsacramento.org](mailto:rthacker@cityofsacramento.org); Marcus Adams, Senior Planner, (916) 808-5044, [madams@cityofsacramento.org](mailto:madams@cityofsacramento.org)

**6. Kathleen Avenue Cannabis Delivery-only Dispensary and Manufacturing (P18-042) (Noticed on 04-12-19)**

File ID: 2019-00569

**Location:** 1630 Kathleen Avenue, APN: 265-0360-012 (Council District 2)

**Recommendation:** Conduct a public hearing and upon conclusion pass a motion to approve: **Item A.** Environmental Exemption (CEQA Guidelines 15301 - Existing Facilities); **Item B.** Conditional Use Permit to establish a non-storefront, delivery-only cannabis dispensary use within 3,807 square feet of an existing approximately 10,519-sq.ft. building located within the Light Industrial (M-1) zone; **Item C.** Conditional Use Permit to establish a cannabis production use for manufacturing within 6,712 square feet of an existing building; and **Item D.** Site Plan and Design Review for minor site and building improvements)

**Contact:** Robby Thacker, Assistant Planner, (916) 808-5584, [rthacker@cityofsacramento.org](mailto:rthacker@cityofsacramento.org); Teresa Haenggi, Senior Planner, (916) 808-7554, [thaenggi@cityofsacramento.org](mailto:thaenggi@cityofsacramento.org)

### **Discussion Calendar**

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

**7. Tower 301 (P18-078) (Noticed 04/12/2019)**

File ID: 2019-00508

**Location:** 301 Capitol Mall, APN 006-0141-043 (District 4)

**Recommendation:** Staff recommends the Planning and Design Commission review and provide comments on the proposed mixed-use high-rise project on Capitol Mall

**Contact:** Matthew Sites, Urban Design Staff, Associate AIA, LEED AP, (916) 808-7646, [msites@cityofsacramento.org](mailto:msites@cityofsacramento.org); Karlo Felix, Senior Planner, (916) 808-7183, [kfelix@cityofsacramento.org](mailto:kfelix@cityofsacramento.org); Bruce Monighan, AIA, Urban Design Manager, (916) 808-1241, [bmonighan@cityofsacramento.org](mailto:bmonighan@cityofsacramento.org)

**8. Planning and Design Commission Ad Hoc Committee Report (M19-004)**

File ID: 2019-00565

**Location:** Citywide

**Recommendation:** Review and Comment on the objectives and recommendations put forth by the ad hoc members, for consideration by the larger Commission. Based upon Commission discussion, a subsequent item may be scheduled on a future Commission agenda for action and implementation

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

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

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

**Adjournment**