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**Legislative Body** Planning and Design Commission

**Posting Type** Meeting Agenda

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

**Meeting Date & Time** 08/22/2019 @ 5:30 PM

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

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**2019 PLANNING AND DESIGN COMMISSION**

Cornelious Burke  
Darryl Lucien  
Kendra Reed  
Douglas Covill (Vice-Chair)  
William Farrell  
Nicolina Hernandez  
Todd Kaufman  
Lynn Lenzi  
Alix Ogilvie (Chair)  
Phillip Pluckebaum  
Jia Wang Connelly  
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, August 22, 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, August 22, 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 August 8, 2019**

File ID: 2019-01229

**Location:** Citywide

**Recommendation:** Pass a motion to approve the Planning and Design Commission Meeting Minutes of August 8, 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: 2019-01230

**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. South Avenue Place Tentative Subdivision Map (P18-084) (Noticed on 08-09-19)**

File ID: 2019-01108

**Location:** 80 South Avenue, APN: 250-0122-004-0000 (District 2)

**Recommendation:** Conduct a public hearing and upon conclusion approve: **Item A.** Addendum to the previously adopted Mitigated Negative Declaration (P04-137); **Item B.** Mitigation Monitoring Plan (MMP); **Item C.** Tentative Subdivision Map to subdivide 4.73±

acres into thirty-five (35) parcels within the Single-Unit or Duplex Dwelling (R-1A) Zone; and **Item D.** Density bonus for affordable housing to exceed the maximum number of dwelling units allowed within the Suburban Neighborhood Low Density land use designation.

**Contact:** Jose Quintanilla, Assistant Planner, Community Development Department, 916-808-5879, [jquintanilla@cityofsacramento.org](mailto:jquintanilla@cityofsacramento.org); Teresa Haenggi, Senior Planner, Community Development Department, 916-808-7554, [thaenggi@cityofsacramento.org](mailto:thaenggi@cityofsacramento.org)

**4. Thien Ton Meditation Center (P18-072) (Noticed on 08-09-19)**

File ID: 2019-00318

**Location:** 6528 Fruitridge Road; APNs: 027-0040-064, -003 (District 6)

**Recommendation:** Conduct a public hearing and upon conclusion approve: **Item A.** Environmental Exemption (per CEQA Guidelines Section 15332 - In-fill Development Project); **Item B.** Conditional Use Permit to establish an Assembly use on a 1.81-acre parcel in the Multi-Unit Dwelling (R-3) Zone; and **Item C.** Site Plan and Design Review to construct a 1,200-square-foot meditation center building and associated site improvements with deviations for waving a portion of the required masonry wall and exceeding the maximum front-yard and street side-yard setbacks.

**Contact:** Courtney Long, Assistant Planner, (916) 808-8023, [CLong@cityofsacramento.org](mailto:CLong@cityofsacramento.org); Marcus Adams, Senior Planner, (916) 808-5044, [MAAdams@cityofsacramento.org](mailto:MAAdams@cityofsacramento.org)

**5. Downtown Baptist Church (P19-035) (Noticed on 08-09-19)**

File ID: 2019-01126

**Location:** 6130 Freeport Boulevard, APN: 035-0074-022-0000 (District 5)

**Recommendation:** Conduct a public hearing and upon conclusion approve: **Item A.** Environmental Exemption (Per CEQA Class 1, Section Number 15301 - Existing Facilities); and **Item B.** Conditional Use Permit to establish an assembly facility in the General Commercial, Executive Airport overlay (C-2-EA-4) zone.

**Contact:** Gaspare Annibale, Assistant Planner, (916) 808-3540, [gannibale@cityofsacramento.org](mailto:gannibale@cityofsacramento.org); Marcus Adams, Senior Planner, (916) 808-5044, [madams@cityofsacramento.org](mailto:madams@cityofsacramento.org)

**6. Albatross Way Cannabis Production and Non-Storefront Delivery (P18-025) (Noticed 08-09-19)**

File ID: 2019-01177

**Location:** 2544 and 2548 Albatross Way; APNs: 266-0381-017, -028 (Council District 2)

**Recommendation:** Conduct a public hearing and upon conclusion approve: **Item A:** Environmental Exemption (pursuant to CEQA Guidelines Section 15301 - Existing Facilities); **Item B:** Conditional Use Permit for ±3,000 square feet of non-storefront

cannabis dispensaries, delivery-only use in the Light Industrial (M-1) zone; **Item C:** Conditional Use Permit for ±18,500 square feet of cannabis cultivation, manufacturing, and distribution (cannabis production) in the Light Industrial (M-1) zone; and **Item D:** Site Plan and Design Review for minor site and building improvements on approximately 0.96 acres in the Light Industrial (M-1) zone.

**Contact:** Garrett Norman, Associate Planner, (916) 808-7934, [gnorman@cityofsacramento.org](mailto:gnorman@cityofsacramento.org); Teresa Haenggi, Senior Planner, (916) 808-7554, [thaenggi@cityofsacramento.org](mailto:thaenggi@cityofsacramento.org)

**7. Luther Gardens Apartments for Seniors (P19-031) (Noticed on 08-09-19)**

File ID: 2019-01181

**Location:** East side of Luther Drive, approximately 1,000 feet south of Florin Road and Luther Drive, APN: 049-0010-106-0000 (District 8)

**Recommendation:** Conduct a public hearing and upon conclusion recommend approval and forward to the City Council: **Item A.** Environmental Exemption [Per CEQA Guidelines section 15061 (b)(3)]; **Item B.** General Plan Amendment to redesignate ±0.79 acres from Suburban Neighborhood Low Density to Suburban Neighborhood High Density; **Item C.** Rezone ±0.79 acres from the Single-Unit Dwelling (R-1) zone to the Multi-Unit Dwelling (R-2B) zone; and **Item D.** Site Plan and Design Review to construct a two-story, 16-unit apartment building.

**Contact:** Gaspare Annibale, Assistant Planner, (916) 808-3540, [gannibale@cityofsacramento.org](mailto:gannibale@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”.*

**8. West Broadway Specific Plan**

File ID: 2019-00844

**Location:** District 4

**Recommendation:** Review and Comment - Staff is soliciting input from the Commission on the outcomes of the planning process, key goals and policies, proposed rezones and General Plan amendments.

**Contact:** Helen Selph, Associate Planner, (916)-808-7852; [hselph@cityofsacramento.org](mailto:hselph@cityofsacramento.org); Greg Sandlund, Principal Planner, (916) 808-8931, [gsandluncd@cityofsacramento.org](mailto:gsandluncd@cityofsacramento.org)

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

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

**Adjournment**