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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 01/09/2020 @ 5:30 PM

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2020 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, 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, January 09, 2020
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*).

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

Thursday, January 09, 2020

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 December 12, 2019

File ID: 2019-01868

Location: Citywide

Recommendation: Pass a motion to approve the Planning and Design Commission Meeting Minutes of December 12, 2019.

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

Director Report

2. Director's Report (Oral Report)

File ID: 2019-01869

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. Dry Creek Pointe 3 Subdivision (P19-024) (Noticed 12/27/2019)

File ID: 2019-01837

Location: 4311 Dry Creek Road; APNs: 237-0140-064 (District 2)

Recommendation: **Conduct a public hearing and upon conclusion approve:**

Item A. Environmental Exemption (Per CEQA Guidelines Section 15332 - Infill

Development Projects); **Item B:** Tentative Map to subdivide one (1) parcel into five (5) parcels on 0.73± gross acres within the Single-Unit Dwelling (R-1) zone with a Tentative Map Design Deviation to allow a nonstandard street elbow; and **Item C:** Site Plan and Design Review of the Tentative Map for deviations to reduce minimum lot width on four (4) parcels.

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

4. South East Tahoe Park (P18-085) (Noticed 12/23/2019)

File ID: 2019-01838

Location: 4831 64th Street, APN: 023-0062-012-0000, 023-0062-014-0000 (District 6)

Recommendation: Conduct a public hearing and upon conclusion approve:

Item A. Environmental Exemption (Per CEQA Guidelines Section 15332 - Infill Development); **Item B.** Tentative Subdivision Map to subdivide two (2) parcels measuring ±3.89 acres into 28 residential parcels in the Single-Unit Dwelling (R-1) zone; **Item C.** Site Plan and Design Review of the Tentative Subdivision Map with deviations for lot size, lot width, and lot depth; **Item D.** Site Plan and Design Review to develop 28 total units, including 22 single-unit and 6 half-plex dwellings with deviations for front, side, and rear setbacks; **Item E.** Tree permit to remove eight (8) private protected trees; and **Item F.** Density Bonus Housing Agreement.

Contact: Jose Quintanilla, Assistant Planner, 916-808-5879, jquintanilla@cityofsacramento.org; Marcus Adams, Senior Planner, 916-808-5044, MAdams@cityofsacramento.org

5. Auto Recycling and Storage (P18-039) (Noticed on 11/22/2019) (Continued from 12/12/19)

File ID: 2019-01744

Location: 37 Ramos Court, Corner of Florin Perkins Road at 25th Avenue / APN: 061-0173-026 (District 6)

Recommendation: Conduct a public hearing and upon conclusion approve: Item

A. Environmental Exemption (CEQA Guidelines Section 15332 - Infill Development); **Item B.** Conditional Use Permit to establish an auto dismantling facility with associated auto storage on 1.1 acres in the Heavy Industrial (M-2S) zone; and **Item C.** Site Plan and Design Review to construct a ±4,800 square foot warehouse and associated site improvements.

Contact: Angel Anguiano, Assistant Planner, (916) 808-5519, AAnguiano@cityofsacramento.org; Marcus Adams, Senior Planner, (916) 808-5044, MAdams@cityofsacramento.org

6. Second Amendment to the Development Agreement for Greenbriar (P11-093) Regarding Funding of a Radio Tower and Payment of a Catch-up Fee (Noticed on 12/18/2019)

File ID: 2019-01756

Location: South of Elkhorn Boulevard, west of Highway 99, North of Interstate 5, and East of Lone Tree Road, 201-0300-049, -067, -068, -070, -071, -076, -077, -079, -080, -081, -083, -085, and -087, (District 1)

Recommendation: **Conduct a public hearing** on the proposed Second Amendment to the Development Agreement for Greenbriar [P11-093] (City Agreement No. 2017-0850) and upon conclusion pass a Motion forwarding a recommendation of approval to the City Council.

Contact: Mary Jean Rodriguez, Program Specialist, (916) 808-1980; Sheri Smith, Special Districts Manager, (916) 808-7204, Department of Finance

7. 1690 Bell Avenue Shell (P19-015) (Noticed on 12/23/2019)

File ID: 2019-01574

Location: 1690 Bell Avenue; APNs: 238-0050-011 through -012 (Council District 2)

Recommendation: Conduct a public hearing and upon conclusion recommend approval and forward to the City Council: **Item A.** Resolution adopting the Mitigated Negative Declaration and the Mitigation Monitoring Plan; **Item B.** Ordinance rezoning ±10 acres from the Single-Unit or Duplex Dwelling (R-1A-SPD) and ±10.8 acres from the Light Industrial (M-1-SPD) zone to the Manufacturing, Research and Development (MRD-SPD) zone within the McClellan Heights and Parker Homes Special Planning District; and **Item C.** Resolution adopting findings of fact and conditions of approval for the Site Plan and Design Review for the construction of two (2) warehouse buildings totaling 339,549 square feet on a 20.8-acre site with a deviation to exceed maximum allowed front setback.

Contact: Jose Quintanilla, Assistant Planner, 916-808-5879, jquintanilla@cityofsacramento.org; Teresa Haenggi, Senior Planner, 916-808-7554, thaenggi@cityofsacramento.org

Action: Item continued to the January 23, 2020, Planning and Design Commission.

Discussion Calendar

Public Comments-Matters Not on the Agenda

Member Comments – Ideas, Questions and Meeting/Conference Reports

Adjournment