

PLANNING AND DESIGN COMMISSION

Enoch Yeung, Chair
Robert Chase, Vice Chair
Robert Blunt
Nicolina Hernandez
Dov Kadin
Julio Lamas
Larry Lee
Kendra Macias Reed
David Nybo
Deborah Ortiz
Erin Reschke
Shoun Thao
Ginger Thompson

COMMISSION STAFF

Kourtney Burdick, Supervising Deputy City Attorney
Leslie Walker, Senior Deputy City Attorney
Greg Sandlund, Planning Director
Stacia Cosgrove, Principal Planner
Bruce Monighan, AIA, Urban Design Manager
Kevin Colin, Principal Planner



Minutes

Planning and Design Commission

City Hall Complex

915 I Street

Sacramento, CA 95814

*Published by the Office of the City Clerk
(916) 808-7200*

Thursday, December 11, 2025

5:30 PM

NOTICE TO THE PUBLIC

Where to Find the Agenda and Staff Reports: The agenda provides a general description and staff recommendation; however, legislative bodies may take action other than what is recommended. Full staff reports are available at: <https://meetings.cityofsacramento.org>.

Watch the Legislative Body Meeting Online: Live video streams and archives of past meetings are available at: <https://meetings.cityofsacramento.org>.

Submit Written Comments Online: Written comments submitted for items on this agenda received prior to the close of the meeting will become part of the official meeting record but will not be read aloud during the meeting. Members of the public are encouraged to provide comments electronically using the eComment feature available at: <https://meetings.cityofsacramento.org>.

Public Comment Speaker Time Limits: In the interest of facilitating the legislative body's conduct of the business of the City, members of the public (speakers) who wish to address the legislative body during the meeting will have two minutes per speaker for Consent Calendar Items, Public Hearing Items, Discussion Calendar Items, and Matters not on the Agenda for a maximum total of eight minutes per speaker per meeting. Each speaker shall limit his/her remarks to the specified time allotment.

Notice to Lobbyists: When addressing the legislative body, you must identify yourself as a lobbyist and announce the client/business/organization you are representing.

Assistance: In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an alternative format, or auxiliary aids to participate in this meeting, please contact the Office of the City Clerk at 916-808-7200 or clerk@cityofsacramento.org as soon as possible. Providing at least 72 hours' notice will help ensure that reasonable arrangements can be made.

City of Sacramento
Planning and Design Commission

City Hall Complex, 915 I Street, Sacramento, CA 95814

Regular Meeting Minutes
Thursday, December 11, 2025
5:30 PM

Open Session

Regular meeting called to order by Chair Enoch Yeung at 5:30 p.m. on Thursday, December 11, 2025, at the Sacramento City Hall Council Chamber.

Commissioners Present: Robert Blunt, Robert Chase, Dov Kadin, Julio Lamas, Larry Lee, Kendra Macias Reed, David Nybo, Deborah Ortiz, Erin Reschke, Shoun Thao, Ginger Thompson, and Chair Enoch Yeung.

Commissioners Absent: Nicolina Hernandez.

Land Acknowledgement – Led by Chair Enoch Yeung.

Pledge of Allegiance – Led by Chair Enoch Yeung.

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one Motion.

Action: Moved/Seconded: Commissioner Macias Reed / Commissioner Blunt.

Yes: Commissioners Robert Blunt, Robert Chase, Dov Kadin, Julio Lamas, Larry Lee, Kendra Macias Reed, David Nybo, Deborah Ortiz, Erin Reschke, Shoun Thao, and Ginger Thompson.

Abstain: Chair Enoch Yeung.

Absent: Commissioner Nicolina Hernandez.

A **Motion** passed to adopt the Consent Calendar in one motion except as indicated at each item.

1. Approval of Planning and Design Commission Minutes

File ID: 2025-00282

Location: Citywide

Action: Passed a **Motion** approving the Planning and Design Commission Minutes of November 13, 2025.

Contact: Sapphire Xiong, Deputy City Clerk, (916) 808-7098, sxiong@cityofsacramento.org, Office of the City Clerk

Public Hearings

Public hearings may be reordered by the Presiding Officer at the discretion of the legislative bodies.

2. Rosin Court Hotel (P25-004) [Noticed 11/28/2025; Published 11/26/2025]

File ID: 2025-01941

Location: Northern end of Rosin Court, APN: 250-0010-091-0000 & 250-0010-092-0000, District 3

Action: Moved/Seconded: Commissioner Chase / Commissioner Ortiz.

Yes: Commissioners Robert Blunt, Robert Chase, Dov Kadin, Julio Lamas, Larry Lee, Kendra Macias Reed, David Nybo, Deborah Ortiz, Erin Reschke, Shoun Thao, Ginger Thompson, and Chair Enoch Yeung.

Absent: Commissioner Nicolina Hernandez.

Conducted a public hearing and upon conclusion: 1) passed a **Motion** approving: a) Environmental Exemption Per CEQA Guidelines Section 15332 - Infill Development; and b) approve Site Plan and Design Review for the construction of a new 58,935 square foot, four-story hotel with 110 guest rooms on two parcels of approximately 2.35 acres, with deviations to setback and height requirements of the Highway Commercial and Northgate Regency Planned Unit Development (HC-PUD) zone; and 2) adopted a **Resolution** amending the Northgate Regency Planned Unit Development Schematic Plan to redesignate 2.35 gross acres for hotel use.

Contact: Deja Harris, Associate Planner, (916) 808-5853, dnharris@cityofsacramento.org; Zachary Dahla, Senior Planner, (916) 808-5584, zdahla@cityofsacramento.org; Community Development Department.

3. Official Brewing Company (P25-018) [Noticed 11/28/2025; Published 11/26/2025]

File ID: 2025-01982

Location: 2425 24th Street, Suite B, APN 010-0231-017-0000, District 4

Action: Moved/Seconded: Commissioner Thompson / Commissioner Macias Reed.

Yes: Commissioners Robert Blunt, Robert Chase, Dov Kadin, Julio Lamas, Larry Lee, Kendra Macias Reed, David Nybo, Deborah Ortiz, Erin Reschke, Shoun Thao, Ginger Thompson, and Chair Enoch Yeung.

Absent: Commissioner Nicolina Hernandez.

Conducted a public hearing and upon conclusion, passed a **Motion** to approve:

1) Environmental Exemption pursuant to CEQA Guidelines section 15301 (Existing Facilities); and 2) Conditional Use Permit to authorize a bar and alcohol beverage sales for off-premise consumption within an existing 5,239 square foot beer micro-brewery within the General Commercial (C-2-SPD) zone and Central City Special Planning District (SPD).

Contact: Sierra Peterson, Associate Planner, (916) 808-7181, speterson@cityofsacramento.org; Karlo Felix, Senior Planner, (916) 808-7183, kfelix@cityofsacramento.org; Community Development Department

4. Parkside Community Church Monopine (P25-007) [Noticed 11/28/2025; Published 11/26/2025]

File ID: 2025-01983

Location: 5700 South Land Park Drive, Sacramento, CA 95822; 024-0161-012-0000, District 5

Recommendation: Continued by staff to January 22, 2026.

Contact: Danny Abbes, Associate Planner, (916) 808-5873, dabbes@cityofsacramento.org; Marcus Adams, Senior Planner, (916) 808-5044, madams@cityofsacramento.org; Community Development Department

Director's Report

Stacia Cosgrove, Principal Planner, gave a report.

Commissioner Comments – Ideas and Questions

Commissioners provided comments.

Public Comments-Matters Not on the Agenda

None.

Adjourned - 5:52 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of December 12, 2025, as approved by the Planning and Design Commission.

Saphire Xiong

01/27/2026

Saphire Xiong, Deputy City Clerk