

**PLANNING AND DESIGN COMMISSION**

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

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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, February 12, 2026**

**5:30 PM**

### **NOTICE TO THE PUBLIC**

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**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](mailto: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, February 12, 2026**  
**5:30 PM**

**Open Session**

Regular meeting called to order by Chair Chase at 5:33 p.m. on Thursday, February 12, 2026, at the Sacramento City Hall Council Chamber.

**Commissioners Present:** Robert Blunt, Nicolina Hernandez, Dov Kadin, Larry Lee, David Nybo, Deborah Ortiz, Erin Reschke, Shoun Thao, and Chair Robert Chase.

**Commissioners Absent:** Julio Lamas, Kendra Macias Reed, Enoch Yeung, and Ginger Thompson.

**Land Acknowledgement** – Led by Chair Chase.

**Pledge of Allegiance** – Led by Chair Chase.

**Public Hearings**

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

**1. Florin Road Quick Quack Car Wash (P25-013) [Noticed 01/30/2026; Published 01/30/2026]**

File ID: 2026-00487

**Location:** 3815 Florin Road, APN: 041-0120-022-0000; District 5

**Action:** Continued to February 26, 2026.

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

2. **Alhambra Redevelopment Project (P24-007) [Noticed 01/30/2026;  
Published 01/30/2026]**

File ID: 2025-01286

**Location:** 320, 324, and 350 Alhambra Boulevard; 3005 and 3012 C Street; and 301, 311, 315, and 317 30th Street; APNs 003-0112-001, -002, -003, -004, -017, -018, -020, and -021, District 4

**Action:** Moved/Seconded: Commissioner Reschke / Commissioner Nybo.

**Yes:** Commissioners Robert Blunt, Nicolina Hernandez, Dov Kadin, Larry Lee, David Nybo, Deborah Ortiz, Erin Reschke, Shoun Thao, and Chair Robert Chase.

**Absent:** Julio Lamas, Kendra Macias Reed, Enoch Yeung, and Ginger Thompson.

Members of the public provided public comments.

Conducted a public hearing and upon conclusion, passed a **Motion** to approve: 1) California Environmental Quality Act (CEQA) Exemption pursuant to Public Resources Code section 21080.66; 2) Conditional Use Permit to exceed height standards of the residential preservation transition buffer zone of the Alhambra Corridor Special Planning District (SPD); 3) Site Plan and Design Review for the demolition of existing structures and construction of a six-story mixed-use development consisting of 2,400 square feet of ground-floor commercial and 332 multi-unit dwellings within the General Commercial (C-2-SPD) zone and Alhambra Corridor SPD; and 4) Tree Permit for the removal of seven city trees, two private protected trees, and the non-standard pruning of two city trees.

**Contact:** Zach Dahla, Senior Planner, (916) 808-5584, [zdahla@cityofsacramento.org](mailto:zdahla@cityofsacramento.org); Karlo Felix, Senior Planner, (916) 808-7183, [kfelix@cityofsacramento.org](mailto:kfelix@cityofsacramento.org);  
Community Development Department

## **Discussion Calendar**

### **3. Workshop: Preliminary Framework for Regulating Cottages on Wheels (LR26-001)**

File ID: 2026-00399

**Location:** Citywide

**Action:** Continued to March 26, 2026.

**Contact:** Angel Anguiano, Associate Planner, (916) 808-5519, aanguiano@cityofsacramento.org; Greta Soos, Senior Planner, AICP, (916) 808-2027, gsoos@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** – 7:55 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of February 12, 2026, as approved by the Planning and Design Commission.

  
Rosanna Montesinos (Mar 2, 2026 11:12:01 PST)

03/02/2026

Rosanna Montesinos, Administrative Analyst