

**PLANNING AND DESIGN COMMISSION**

Robert Chase, Chair  
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

**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, February 26, 2026**

**5:30 PM**

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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.

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**City of Sacramento  
Planning and Design Commission**

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

**Regular Meeting Minutes  
Thursday, February 26, 2026  
5:30 PM**

**Open Session**

Regular meeting called to order by Chair Chase at 5:32 p.m. on Thursday, February 26, 2026, at the Sacramento City Hall Council Chamber.

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

**Commissioners Absent:** Nicolina Hernandez, Kendra Macias Reed, and Enoch Yeung.

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

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

## **Consent Calendar**

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

**Action:** Moved/Seconded: Commissioner Blunt / Commissioner Kadin.

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

**Absent:** Commissioners Nicolina Hernandez, Kendra Macias Reed, and Enoch Yeung.

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

### **1. Approval of Planning and Design Commission Minutes**

File ID: 2026-00140

**Location:** Citywide

Passed a **Motion** approving the Planning and Design Commission Minutes of January 22, 2026, and February 12, 2026.

**Contact:** Rosanna Montesinos, Administrative Analyst, (916) 808-7171, [rmontesinos@cityofsacramento.org](mailto:rmontesinos@cityofsacramento.org); Mindy Cuppy, City Clerk, (916) 808-5441, [mcuppy@cityofsacramento.org](mailto:mcuppy@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. Title 5 (Business Licenses & Regulations) & Title 17 (Planning & Development Code) Amendments Related to Short-Term Rentals (City Code Chapter 5.114, Section 17.228.104, and Article II of Chapter 17.228) (M25-026) [Published 02/06/2026]**

File ID: 2025-01885

**Location:** Citywide

**Action:** Continued to March 12, 2026.

**Contact:** Kevin Colin, Zoning Administrator, (916) 808-5260, [kcolin@cityofsacramento.org](mailto:kcolin@cityofsacramento.org), Community Development Department; Bryan Howard, Finance Manager, (916) 808-4847, [bdhoward@cityofsacramento.org](mailto:bdhoward@cityofsacramento.org), Department of Finance

3. **Del Paso Boulevard Alcohol Sales (P25-011) [Noticed on 02/13/2026; Published 02/17/2026]**

File ID: 2026-00509

**Location:** 3560 Del Paso Boulevard, APNs: 252-0282-014-0000, District 2

**Action:** Moved/Seconded: Commissioner Thao / Commissioner Thompson.

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

**Absent:** Commissioners Nicolina Hernandez, Kendra Macias Reed, and Enoch Yeung.

Members of the public provided public comments.

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 the sale of distilled spirits in addition to existing beer and wine sales under a Type-21 license (General - Beer, Wine, Spirits) in a 1,600 square foot convenience store on approximately 0.22-acres in the Limited Commercial (C-1) zone.

**Contact:** Deja Harris, Associate Planner, (916) 808-5853, [dnharris@cityofsacramento.org](mailto:dnharris@cityofsacramento.org); Zach Dahla, Senior Planner, (916) 808-5584, [zdahla@cityofsacramento.org](mailto:zdahla@cityofsacramento.org); Department of Community Development

**4. 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:** Moved/Seconded: Commissioner Nybo / Commissioner Lee.

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

**No:** Chair Robert Chase.

**Absent:** Commissioners Nicolina Hernandez, Kendra Macias Reed, and Enoch Yeung.

Members of the public provided public comments.

Conducted a public hearing and upon conclusion, passed a **Motion** to approve staff recommendation, thereby denying the project: 1) Exemption from environmental review per CEQA Guidelines section 15270(a) - Projects Which Are Disapproved; 2) Conditional Use Permit to establish a car wash within the General Commercial (C-2) Zone; and 3) Site Plan and Design Review for the construction of a car wash and associated site improvements on a ±1.15-acre portion of a vacant ±14.25-acre parcel.

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

**Director's Report**

Stacia Cosgrove, Principal Planner, gave a report.

**Commissioner Comments-Ideas and Questions**

None.

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

None.

**Adjourned** - 7:16 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of February 26, 2026, as approved by the Planning and Design Commission.

  
[Rosanna Montesinos \(Mar 16, 2026 08:41:37 PDT\)](#)

03/16/2026

Rosanna Montesinos, Administrative Analyst