

PLANNING AND DESIGN COMMISSION

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Nicolina Hernandez
Dov Kadin
Julio Lamas
Larry Lee
Kendra Macias Reed
David Nybo
Deborah Ortiz
Erin Reschke
Shoun Thao
Ginger Thompson

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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, November 13, 2025

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, November 13, 2025
5:30 PM

Open Session

Regular meeting called to order by Vice Chair Chase at 5:30 p.m. on Thursday, November 13, 2025, at the Sacramento City Hall Council Chamber.

Commissioners Present: Blunt, Hernandez, Kadin, Lamas (at 5:34 p.m.), Lee, Macias Reed, Nybo (at 5:31 p.m.), Ortiz, Reschke, Thao (at 5:31 p.m.), and Vice Chair Chase.

Commissioners Absent: Thompson and Chair Yeung.

Land Acknowledgement – Led by Vice Chair Chase.

Pledge of Allegiance – Led by Vice Chair Chase.

Consent Calendar

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

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

Yes: Commissioners Blunt, Hernandez, Kadin, Lee, Macias Reed, Nybo, Ortiz, Reschke, Thao, and Vice Chair Chase.

Absent: Commissioners Lamas, Thompson, and Chair Yeung.

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: 2025-00281

Location: Citywide

Action: Passed a **Motion** approving the Planning and Design Commission Minutes of October 23, 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. 2025 Title 17 Omnibus Ordinance: An Ordinance Amending Various Provisions of Title 17 of the Sacramento City Code Relating to Planning and Development (M25-013) [Published 10/24/2025]

File ID: 2025-01234

Location: Citywide

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

Yes: Commissioners Blunt, Hernandez, Kadin, Lamas, Lee, Macias Reed, Nybo, Ortiz, Reschke, Thao, and Vice Chair Chase.

Absent: Commissioners Thompson and Chair Yeung.

Conducted a public hearing and upon conclusion passed a **Motion:** 1) determining the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15060(c)(3), 15061(b)(3), and 15378(b)(5); and 2) recommending City Council adopt an ordinance amending various portions of Title 17 of the Sacramento City Code, related to planning and development.

Contact: Kevin Colin, Zoning Administrator, (916) 808-5260, kcolin@cityofsacramento.org, Community Development Department

3. **Raising Cane's Gateway Park (P24-027) [Noticed 09/26/2025; Published 09/29/2025]**

File ID: 2025-01710

Location: 3801 Gateway Park Boulevard, APN(s): 225-0160-098-0000 & -099-0000, District 3

Action: Moved/Seconded: Commissioner Nybo / Vice Chair Chase.

Yes: Commissioners Blunt, Hernandez, Kadin, Lamas, Lee, Macias Reed, Nybo, Ortiz, Reschke, Thao, and Vice Chair Chase.

Absent: Commissioners Thompson and Chair Yeung.

Members of the public provided public comments.

Conducted a public hearing and upon conclusion, passed a **Motion:** 1) directing staff to bring the project back to the Commission at a future meeting date with findings of fact for approval as discussed; and 2) requesting staff to reach out to Regional Transit and solicit their input on the project, either in writing or in person.

Contact: Zach Dahla, Associate Planner, (916) 808-5584, zdahla@cityofsacramento.org; Stacia Cosgrove, Principal Planner, (916) 808-7110, scosgrove@cityofsacramento.org; Community Development Department

4. Bee Shine Carwash and New Multi-Unit Dwellings (P23-014) [Noticed 10/03/2025; Published 10/03/2025]

File ID: 2025-01775

Location: Four parcels near the southeast corner of Dias Ave. and Stockton Blvd., APN(s): 038-0191-001-0000, 038-0191-002-0000, 038-0191-003-0000, 038-0191-0025-0000; District 6

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

Yes: Commissioners Blunt, Hernandez, Kadin, Lamas, Lee, Macias Reed, Nybo, Ortiz, Reschke, Thao, and Vice Chair Chase.

Absent: Commissioners Thompson and Chair Yeung.

Members of the public provided public comments.

Conducted a public hearing and upon conclusion, passed a **Motion** recommending that the City Council approve: 1) a resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan; 2) an ordinance rezoning ±0.36 acres from the Limited Commercial (C-1) Zone to the General Commercial (C-2) Zone; and 3) a resolution adopting findings of fact and conditions of approval for project entitlements to construct a car wash and oil change facility, 48-unit apartment complex, and associated improvements.

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

Discussion Calendar

5. Overview of River District Specific Plan Update (LR24-003)

File ID: 2025-01727

Location: District 4

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

Yes: Commissioners Blunt, Hernandez, Kadin, Lamas, Lee, Macias Reed, Nybo, Ortiz, Reschke, Thao, and Vice Chair Chase.

Absent: Commissioners Thompson and Chair Yeung.

Members of the public provided public comments.

1) Reviewed and commented on the River District Specific Plan Update; and 2) passed a **Motion** to initiate rezoning and text amendments to the River District Special Planning District (SPD) (Title 17 of the Sacramento City Code), including updating the SPD boundary, simplifying standards and criteria, and applying more flexible zones consistent with the 2040 General Plan.

Contact: Alexi Wordell, Associate Planner, (916) 808-7856, awordell@cityofsacramento.org; Elizabeth Boyd, AICP, Senior Planner, (916) 808-3540, eboyd@cityofsacramento.org; Community Development Department

6. **2026 Planning and Zoning Work Program (M25-023)**

File ID: 2025-01869

Location: Citywide

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

Yes: Commissioners Blunt, Hernandez, Kadin, Lamas, Lee, Macias Reed, Ortiz, Reschke, Thao, and Vice Chair Chase.

Absent: Commissioners Nybo, Thompson, and Chair Yeung.

Members of the public provided public comments.

Passed a **Motion** recommending approval and forwarding the 2026 Planning and Zoning Work program to City Council.

Contact: Greg Sandlund, Planning Director, (916) 808-8931, gsandlund@cityofsacramento.org, Department of Community Development

7. **City of Sacramento Planning and Design Commission 2025 Annual Report**

File ID: 2025-01819

Location: Citywide

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

Yes: Commissioners Blunt, Hernandez, Kadin, Lamas, Lee, Macias Reed, Nybo, Ortiz, Reschke, Thao, and Vice Chair Chase.

Absent: Commissioners Thompson and Chair Yeung.

Passed a **Motion** forwarding the 2025 Annual Report to the Personnel & Public Employees (P&PE) Committee for consideration and approval.

Contact: Stacia Cosgrove, Principal Planner, (916) 808-7110, scosgrove@cityofsacramento.org, Community Development Department

Director's Report

None.

Commissioner Comments – Ideas and Questions

Commissioners provided comments.

Public Comments-Matters Not on the Agenda

None.

Adjourned: 8:36 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of November 13, 2025, as approved by the Planning and Design Commission.

Saphire Xiong

12/19/2025

Saphire Xiong, Deputy City Clerk