

City of Sacramento  
**Planning and Design Commission Report**  
915 I Street Sacramento, CA 95814  
www.cityofsacramento.org

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**File ID:** 2025-00282

12/11/2025

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**Approval of Planning and Design Commission Minutes**

File ID: 2025-00282

**Location:** Citywide

**Recommendation:** Pass 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

**Presenter:** None

**Attachments:**

1-Description/Analysis

2-November 13, 2025, Planning and Design Commission Meeting DRAFT Minutes

**Description/Analysis**

**Issue Detail:** It is best practice for the legislative body to approve the minutes for each meeting.

**Policy Considerations:** Per the City Charter, the City Council shall require the City Clerk to keep a permanent record of its proceedings showing all action considered and taken, motions and records, the text of ordinances and resolutions introduced or adopted and all amendments thereto proposed or adopted, and the vote of each council member regarding any matter before the Council or any committee thereof.

**Economic Impacts:** None.

**Environmental Considerations:** None.

**Sustainability:** Not applicable.

**Commission/Committee Action:** Not applicable.

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**Rationale for Recommendation:** After each board, commission, or committee meeting, the City Clerk composes the DRAFT Minutes for noting the action taken by the legislative body. The DRAFT Minutes are presented to the board, commission, or committee for its approval as a permanent record of the meetings actions.

**Financial Considerations:** None.

**Local Business Enterprise (LBE):** Not applicable.

**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



**DRAFT 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**

**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](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 DRAFT 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](mailto: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](mailto: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](mailto:zdahla@cityofsacramento.org); Stacia Cosgrove, Principal Planner, (916) 808-7110, [scosgrove@cityofsacramento.org](mailto: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](mailto:dabbes@cityofsacramento.org); Marcus Adams, Senior Planner, (916) 808-5044, [madams@cityofsacramento.org](mailto: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](mailto:awordell@cityofsacramento.org); Elizabeth Boyd, AICP, Senior Planner, (916) 808-3540, [eboyd@cityofsacramento.org](mailto: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](mailto: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](mailto: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.