

**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  
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, May 22, 2025**

**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, May 22, 2025**  
**5:30 PM**

*All items listed are heard and acted upon by the Planning and Design Commission unless otherwise noted.*

**Open Session**

Regular meeting called to order by Chair Yeung at 5:32 p.m. on Thursday, May 22, 2025, at the Sacramento City Hall Council Chamber.

**Commissioners Present:** Blunt, Chase, Hernandez (at 5:33 p.m.), Kadin (until 10:12 p.m.), Lamas, Lee, Macias Reed (until 6:23 p.m.), Nybo, Ortiz, Reschke, and Chair Yeung.

**Commissioners Absent:** Thompson.

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

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

## **Consent Calendar**

*All items listed under the Consent Calendar are considered and acted upon by one Motion. Anyone may request an item be removed for separate consideration.*

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

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

**Absent:** Commissioner Thompson.

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: 2025-00274

**Location:** Citywide

**Action:** Passed a **Motion** approving the Planning and Design Commission Minutes of May 8, 2025.

**Contact:** Heather Brantley, Deputy City Clerk, (916) 808-1486, [hrbrantley@cityofsacramento.org](mailto:hrbrantley@cityofsacramento.org); Saphire Xiong, Deputy City Clerk, (916) 808-5908, [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. Florin Road Storage Facility (P24-036) [Noticed 05/02/2025]**

File ID: 2025-01050

**Location:** Florin Road at the rear of the commercial center located at the northeast corner of Florin Road and Freeport Boulevard, APN(s): 029-0470-024-0000 and 029-0470-025-0000, District 7

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

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

**Absent:** Commissioner Thompson.

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

1) CEQA Environmental Exemption under Class 32, CEQA Guidelines Section 15332 - In-Fill Development; 2) Conditional Use Permit to establish a mini storage; locker building use within the General Commercial (C-2) and Executive Airport Overlay (EA-2) zones; 3) Site Plan and Design Review for the construction of an approximately 82,000 square foot storage facility and site improvements on a vacant 3.5-acre site; and 4) Tree Permit to remove 14 private protected trees.

**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

**3. Caliber Collision (P25-002) [Noticed 05/09/2025]**

File ID: 2025-01038

**Location:** 1801 21st Street, APNs 010-0025-002-0000 & 010-0025-003-0000, District 4

**Action:** Moved/Seconded: Commissioner Lee / Commissioner Hernandez.

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

**Absent:** Commissioner Thompson.

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 establish an auto service and repair use for the expansion of an existing auto service and repair business within an existing 6,000 square foot portion of an existing building 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](mailto:speterson@cityofsacramento.org); Karlo Felix, Senior Planner, (916) 808-7183, [kfelix@cityofsacramento.org](mailto:kfelix@cityofsacramento.org); Community Development Department

4. **Cotton Lane Apartments (P24-022) [Noticed 05/02/2025]**

File ID: 2025-01047

**Location:** Cotton Lane, Elk Grove, CA 95758, APN: 117-0182-009-0000, District 8

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

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

**Absent:** Commissioner Thompson.

Members of the public provided public comments.

Conducted a public hearing and upon conclusion passed a **Motion** recommending City Council approve: 1) a **Resolution** adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan; 2) an **Ordinance** rezoning ±1.63 acres from the Single-Unit Dwelling or Duplex Dwelling (R-1A) zone to the Multi-Unit Dwelling (R-3A) zone; and 3) a **Resolution** adopting findings of fact and conditions of approval for a Site Plan and Design Review entitlement to construct a 54-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

5. **Crocker Village Residential Development (P24-028) [Noticed 04/04/2025]**

File ID: 2025-00880

**Location:** 2325 10th Avenue and 2341 Omaha Beach Avenue, APN(s):  
013-0010-046-0000 & 013-0490-110-0000, District 7

**Action:** Moved/Seconded: Chair Yeung / Commissioner Chase.

**Yes:** Commissioners Blunt, Chase, Hernandez, Lamas, Lee, and Chair Yeung.

**No:** Kadin, Nybo, Ortiz, and Reschke

**Recuse:** Commissioner Macias Reed.

**Absent:** Commissioner Thompson.

Motion failed to continue the item to a future date at the request of the applicant.

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

**Yes:** Commissioners Blunt, Chase, Hernandez, Kadin, Lamas, Lee, Nybo, Ortiz, Reschke, and Chair Yeung.

**Recuse:** Commissioner Macias Reed.

**Absent:** Commissioner Thompson.

Members of the public provided public comments.

Conducted a public hearing and upon conclusion passed a **Motion**: 1) determining that no further environmental review was required pursuant to CEQA Guidelines section 15162; 2) approving the Tentative Subdivision Map to subdivide the 2.49-acre Flex Parcel into 31 residential parcels and three common parcels; 3) approving the Conditional Use Permit to develop single-unit dwellings within the Shopping Center (SC-PUD) Zone and Curtis Park Village Planned Unit Development; 4) approving the Site Plan and Design Review to construct 31 single-unit dwellings on a ±2.49-acre parcel within the Flex Parcel site located in the Shopping Center (SC-PUD) Zone and Curtis Park Village Planned Unit Development; 5) denying a **Resolution** amending the Curtis Park Village Planned Unit Development Schematic Plan and Guidelines to permit single-unit dwelling development on the Multi-Family Housing designated site; 6) denying the Tentative Subdivision Map to subdivide the 2.37-acre Multi Parcel into 30 residential parcels for single-unit development and five common parcels; 7) denying the Site Plan and Design Review for construction of 30 single-unit dwellings on a ±2.37-acre parcel within the Multi Parcel site located in the Multi-Unit Dwelling (R-4A-PUD) Zone and Curtis Park Village Planned Unit Development.

**Contact:** Danny Abbes, Associate Planner, (916) 808-5873,

dabbes@cityofsacramento.org; Marcus Adams, Senior Planner, (916) 808-5044,  
madams@cityofsacramento.org; Community Development Department

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**Action:** Moved/Seconded: Commissioner Hernandez / Commissioner Chase.

**Yes:** Commissioners Blunt, Chase, Hernandez, Kadin, Lamas, Lee, Nybo, Ortiz, Reschke, and Chair Yeung.

**Absent:** Commissioners Macias Reed and Thompson.

Pursuant to Council Rules of Procedure, Chapter 8 (E)(4) passed a **Motion** to continue the meeting past 9:30 p.m.

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**6. Airport South Industrial Annexation (P21-017) [Noticed 05/02/2025]**

File ID: 2025-01031

**Location:** Southeast of the intersection of Powerline Road and Interstate 5 (I-5) in Sacramento County, California. The project site is located south of Metro Air Parkway (and the new Metro Air Parkway/I-5 interchange), and west of the existing Westlake residential community adjacent to the current City of Sacramento boundary. Portions of Bayou Way and Metro Air Parkway are located within the project site.

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

**Yes:** Commissioners Blunt, Chase, Hernandez, Lamas, Lee, Nybo, Ortiz, Reschke, and Chair Yeung.

**Recuse:** Commissioner Macias Reed.

**Absent:** Commissioners Kadin, and Thompson.

Members of the public provided public comments.

Passed a **Motion** to continue item to June 26, 2025.

**Contact:** Cheryle Hodge, Principal Planner, (916) 808-5971,  
chodge@cityofsacramento.org; Garrett Norman, Senior Planner, (916) 808-7934,  
gnorman@cityofsacramento.org; Matthew Aijala, Assistant Planner, (916) 808-7176,  
maijala@cityofsacramento.org; Community Development Department



## **Discussion Calendar**

### **7. Review of City FY2025-30 Capital Improvement Program (CIP) for Consistency with the 2040 General Plan (M25-011)**

File ID: 2025-01045

**Location:** Citywide

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

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

**Absent:** Commissioner Thompson.

Reviewed and upon conclusion, passed a **Motion** forwarding the attached consistency analysis, which confirms the FY2025-30 Capital Improvement Program conforms to and is consistent with the City's 2040 General Plan, to City Council.

**Contact:** Nguyen Nguyen, Associate Planner, (916) 808-1964, [nnnguyen@cityofsacramento.org](mailto:nnnguyen@cityofsacramento.org); Amy Yang, Senior Planner, (916) 808-5023, [asyang@cityofsacramento.org](mailto:asyang@cityofsacramento.org); Community Development Department

## **Director's Report**

None.

## **Commissioner Comments – Ideas and Questions**

None.

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

Members of the public provided public comments.

**Adjourned** - 11:28 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of May 22, 2025, as approved by the Planning and Design Commission.



07/02/2025

Sapphire Xiong, Deputy City Clerk