

2016 PLANNING AND DESIGN COMMISSION

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COMMISSION STAFF

Kate Gillespie, Planning Director
Stacia Cosgrove, Principal Planner
Bruce Monighan, AIA, Urban Design Manager
Joy Patterson, Principal Planner
Jeffrey Heeren, Senior Deputy City Attorney



Agenda

Planning and Design Commission

City Hall – Council Chamber
915 I Street, 1st Floor

Published by the
Community Development Department
(916) 264-5011

Thursday, December 08, 2016
5:30 p.m.

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the legislative bodies you must identify yourself as a lobbyist and announce the client/business/organization you are representing.
(City Code 2.15.160).

Speaker slips are available on the City's Website and located in racks inside the chamber and should be completed and submitted to the Commission Clerk.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order and estimated time for Agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

The Agenda provides a general description and staff Recommendation; however, the legislative bodies may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. "To Be Delivered" and "Supplemental" reports will be published as they are received. Hard copies are available at the Community Development Department and all written material received is available at the meeting for public review.

Live videostreams and indexed archives of meetings are available via the internet. Visit the City's official website at http://sacramento.granicus.com/ViewPublisher.php?view_id=21.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Community Development Department at (916) 808-8684 at least 48 hours prior to the meeting.

General Conduct for the Public Attending Planning and Design Commission Meetings

- Members of the public attending Planning and Design Commission meetings shall observe the same rules and decorum applicable to the Members and staff as noted in the Planning and Design Commission Rules of Procedure.
- Stamping of feet, whistles, yells or shouting, physically threatening conduct, and/or similar demonstrations are unacceptable public behavior and will be prohibited by the Sergeant-at-Arms.
- Lobbyists must identify themselves and the client(s), business or organization they represent before speaking to the Commission.
- Members of the public wishing to provide documents to the Commission shall comply with Chapter 7 Rules D of the Planning and Design Commission Rules of Procedure.

Members of the Public Addressing the Planning and Design Commission

Purpose of Public Comment. The City provides opportunities for the public to address the Commission as a whole in order to listen to the public's opinions regarding non-agendized matters within the subject matter jurisdiction of the City during Regular meetings and regarding items on the Agenda at all other meetings.

- Public comments should not be addressed to individual Members nor to City officials, but rather to the Planning and Design Commission as a whole regarding City business.
- While the public may speak their opinions on City business, personal attacks on Members and City officials, use of swear words, and signs or displays of disrespect for individuals are discouraged as they impede good communication with the Commission.
- Consistent with the Brown Act, the public comment periods on the Agenda are not intended to be "Question and Answer" periods or conversations with the Commission and City officials. The limited circumstances under which Members may respond to public comments are set out in Rule 8 D 2 of the Council Rules of Procedure.
- Members of the public with questions concerning Consent Calendar items may contact the staff person on the report prior to the meeting to reduce the need for discussion of Consent Calendar items and to better respond to the public's questions.

Speaker Time Limits

In the interest of facilitating the Commission's conduct of the business of the City, the following time limits apply to members of the public (speakers) who wish to address the Commission during the meeting.

- **Matters not on the Agenda.** Three (3) minutes per speaker.
- **Consent Calendar Items.** The Consent Calendar is considered a single item, and speakers are therefore subject to the three (3) minute time limit for the entire Consent Calendar. Consent Calendar items can be pulled at a member's request. Such pulled Consent Calendar items will be considered individually and up to three (3) minutes of public comment per speaker on those items will be permitted.
- Each speaker shall limit his/her remarks to the specified time allotment.
- In the further interest of time, speakers may be asked to limit their comments to new materials and not repeat what a prior speaker said. Organized groups may choose a single spokesperson who may speak for the group but with no increase in time.
- Speakers shall not concede any part of their allotted time to another speaker.

AGENDA

Thursday, December 08, 2016

5:30 p.m.

City Hall – Council Chamber, 915 I Street 1st Floor

Open Session

Roll Call

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.

1. Approval of Special Meeting Minutes of November 10, 2016.

Location: Citywide

Recommendation: **Pass a motion to approve** the Planning and Design Commission Special Meeting Minutes of November 10, 2016.

Contact: Kate Gillespie, Planning Director, 916-808-2691,
kgillespie@cityofsacramento.org

2. Approval of Minutes of November 17, 2016.

Location: Citywide

Recommendation: **Pass a motion to approve** the Planning and Design Commission Minutes of November 17, 2016.

Contact: Kate Gillespie, Planning Director, 916-808-2691,
kgillespie@cityofsacramento.org

3. Director Report

Location: Citywide

Recommendation: **Receive and File**

Status report on pending development applications and appeals; proposed General Plan updates, amendments to Planning and Development Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

Contact: Kate Gillespie, Planning Director, 916-808-2691,
kgillespie@cityofsacramento.org

Public Hearings

Public hearing items may be reordered at the discretion of the chair.

4. P16-006 Silverleaf Tentative Map (Noticed on 11-25-16)

Location: 7716, 7800, & 7808 Shasta Avenue, 117-0202-003-0000;
117-0202-004-0000; 117-0202-005-0000, District 8

Recommendation: **Pass a motion to approve:** **Item A:** Environmental Exemption (Per CEQA Guidelines Section 15332- Infill Development Projects); **Item B:** Tentative Subdivision Map to subdivide 5± acres into 31 lots for the future development of single-unit

dwellings in the Single-Unit Dwelling (R-1) zone; **Item C:** Site plan and design review with deviations for lot size, lot width, lot depth, and front setbacks for the Tentative Subdivision Map

Contact: Arwen Wacht, Associate Planner, 916-808-1964, awacht@cityofsacramento.org, Antonio Ablog, Senior Planner, 916-808-7702, aablog@cityofsacramento.org;

5. P16-042 5th and S Street Townhomes (Noticed on 11-25-16)

Location: 1816 5th Street, 009-0053-007-0000; 009-0053-015-0000; and 009-0053-016-0000, District 4

Recommendation: Pass a motion to approve: Item A: Environmental Exemption (Per CEQA Guidelines Section 15332- Infill Development); **Item B:** Tentative Map to subdivide three vacant parcels totaling 0.15 acres into five parcels in the Residential Mixed Use (RMX-SPD) zone and located within the R Street Corridor Special Planning District; **Item C:** Site plan and design review for the tentative map and to construct five new single-family townhomes with deviations for front, street side, and rear setbacks; **Item D:** Tree Permit to prune four city street trees.

Contact: Miriam Lim, Junior Planner, 916-808-3540, m_lim@cityofsacramento.org, Evan Compton, Senior Planner, 916-808-5260, ecompton@cityofsacramento.org; Luis Sanchez, AIA, LEED AP, Senior Architect, 916-808-5957, lsanchez@cityofsacramento.org

6. P16-044 Park Place Phase II (Noticed on 11-25-16)

Location: 4700 Natomas Boulevard, 225-0040-092-0000, 225-0040-093-0000, 225-0040-094-0000, District 1

Recommendation: Pass a motion to approve: Item A: Environmental Exemption (Per CEQA Guidelines Section 15061(b)(3) - No Significant Effect); **Item B:** Tentative map to subdivide three parcels totaling 28.24 acres into five parcels in the Shopping Center (SC-PUD) zone within the Northborough Planned Unit Development; **Item C:** Site plan and design review for the tentative map.

Contact: Ethan Meltzer, Assistant Planner, 916-808-5879, emeltzer@cityofsacramento.org; Lindsey Alagozian, Senior Planner, 916-808-2659, lalagozian@cityofsacramento.org; Luis Sanchez, AIA, LEED AP, Senior Architect, 916-808-5957, lsanchez@cityofsacramento.org

7. Z16-026 Appeal of 2218 Capitol Avenue Tentative Map and Preservation Submittal (Noticed on 11-25-16)

Location: 2218 Capitol Avenue, 007-0154-007-0000, District 4

Recommendation: Withdrawn to be re-noticed.

Contact: Ethan Meltzer, Assistant Planner, 916-808-5879, emeltzer@cityofsacramento.org; Sandra Yope, Senior Planner, 916-808-7158, syope@cityofsacramento.org; Luis Sanchez, AIA, LEED AP, Senior Architect, 916-808-5957, lsanchez@cityofsacramento.org

Public Comments – Matters Not on the Agenda

To be announced.

Member Comments - Ideas, Questions and Meeting/Conference Reports

To be announced.

Adjournment