

2016 PLANNING AND DESIGN COMMISSION

Jose Bodipo-Memba (Chair)
Cornelious Burke (Vice-Chair)
Douglas Covill
William Farrell
Todd Kaufman
Lynn Lenzi
Alan LoFaso
Darryl Lucien
Alix Ogilvie
Phillip Pluckebaum
Matthew Rodgers
Jia Wang Connelly
Joseph Yee

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



Minutes

Planning and Design Commission

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

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

Thursday, November 17, 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.

MINUTES

Thursday, November 17, 2016

5:30 p.m.

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

Open Session at 5:30 p.m.

Roll Call All Commissioners present, except Bodipo-Memba. Commissioner Lucien arrived at 5:40 p.m.

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 Minutes of October 20, 2016.

Location: Citywide

Recommendation: Pass a motion to approve the Planning and Design Commission Minutes of October 20, 2016.

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

Action: Moved, seconded, and carried (Kaufman/Farrell); 11:0:2; Absent: (Bodipo-Memba, Lucien) to approve the October 20, 2016 minutes

2. Approval of Special Meeting Minutes of October 24, 2016.

Location: Citywide

Recommendation: Pass a motion to approve the Planning and Design Commission Special Meeting Minutes of October 24, 2016.

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

Action: Moved, seconded, and carried (Kaufman/Farrell); 11:0:2; Absent: (Bodipo-Memba, Lucien) to approve the October 24, 2016 minutes

3. 2017 Regular Meeting Calendar.

Location: Citywide

Recommendation: Pass a motion to approve the 2017 Planning and Design Commission calendar as the 2nd and 4th Thursdays of every month, except the meetings in the month of November will be held on the 1st, 3rd, and 5th Thursday.

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

Action: Moved, seconded, and carried (Kaufman/Farrell; 11:0:2; Absent: (Bodipo-Memba, Lucien) to approve the 2017 Planning and Design Commission regular meeting calendar

4. 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

Received and filed

Public Hearings

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

5. P15-064 10th Street Monopole (Continued from 08-25-16)

Location: 1825 10th Street, 009-0073-017-0000, District 4

Recommendation: **Withdrawn to be renoticed**

Contact: Teresa Haenggi, Associate Planner, (916) 808-7554,
thaenggi@cityofsacramento.org, Evan Compton, Senior Planner, 916-808-5260,
ecompton@cityofsacramento.org

Withdrawn

6. P16-017 Innovate Corporate Center (Noticed on 11-04-16)

Location: 2599 Arena Boulevard, 225-0070-120-0000, District 1

Recommendation: **Pass a motion to forward recommendation of approval to City**

Council: Item A: Addendum to a Previously Adopted Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Rezone 2.56± acres from Employment Center (EC-40) to General Commercial (C-2) zone within the Arena Corporate Center Planned Unit Development (PUD); **Item D:** Tentative Map to subdivide one 14.52± acre parcel into seven (7) parcels; **Item E:** Site Plan and Design Review with deviations for the proposed tentative map, for the development of a 63,345± square foot hotel on 2.56± acres, and the schematic design of the remainder of the property within the Arena Corporate Center Planned Unit Development (PUD).

Contact: Arwen Wacht, Associate Planner, 916-808-1964,
awacht@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

Action: Moved, seconded, and carried (Covill/Wang-Connelly); 12:0:1 Absent: (Bodipo-Memba) to pass a motion to forward recommendation of approval to City Council

7. **P16-028 El Pollo Loco Drive-Through Restaurant (Noticed on 11-04-16)**
Location: 7820 Folsom Boulevard, 079-0230-044-0000, District 6
Recommendation: **Pass a motion to approve:** **Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Conditional Use Permit for a drive-through restaurant facility on 0.83± acres in the General Commercial (C-2) zone; **Item C:** Site Plan and Design Review for the development of a new 2,999± square foot restaurant with a drive-through facility in the General Commercial (C-2) zone.
Contact: Arwen Wacht, Associate Planner, 916-808-1964, awacht@cityofsacramento.org, Antonio Ablog, Senior Planner, 916-808-7702, aablog@cityofsacramento.org; Luis Sanchez, AIA, LEED AP, Senior Architect, 916-808-5957, lsanchez@cityofsacramento.org

Action: Moved, seconded, and carried (LoFaso/Covill); 11:0:2 Absent: (Bodipo-Memba); No (Ogilvie) to pass a motion to approve Staff recommendation

Public comments by Monty Stowers

8. **DR16-202 19J Mixed Use Project (Noticed on 11-04-16)**
Location: 1827-1831 J Street, 007-0012-011-0000, District 4
Recommendation: **Pass a motion to approve:** **Item A:** Sustainable Communities Environmental Assessment (SCEA); **Item B:** Mitigation Monitoring Plan; **Item C:** Site Plan and Design Review with deviations for height and open space requirements; **Item D:** Tree Permit for removal of three City street trees.
Contact: Michael Hanebutt, Assistant Planner, 916-808-7933, mhanebutt@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

Action: Moved, seconded, and carried (Kaufman/Pluckebaum); Absent (Bodipo-Memba), 12:0:1 to pass a motion to approve Staff recommendations

Public comments made by Bill Camp, Chantay White, Angela Tillotson, Danny Yost, Matthew Piner, Jessica Sorensen, Josh Pane

9. **DR16-264 Sleppy Residence Addition (Noticed on 11-04-16)**
Location: 2849 Marshall Way, 013-0092-029-0000, District 5
Recommendation: **Pass a motion to approve:** **Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Site Plan and Design Review for additions to an existing single-unit dwelling on a 0.16-acre parcel with deviations that include front setback not meeting the average of the two nearest buildings and building projections exceeding the bulk control allowance in the R-1 zone.
Contact: David Hung, Associate Planner, 916-808-5530, dhung@cityofsacramento.org; Luis Sanchez, AIA, LEED AP, Senior Architect, 916-808-5957, lsanchez@cityofsacramento.org

Action: Moved, seconded, and carried (Farrell/Yee); 12:0:1 Absent: (Bodipo-Memba) to pass a motion to approve Staff recommendation

10. P16-037 51st Street Rezone (Noticed on 11-04-16)

Location: 2131 51st Street, 011-0142-028-0000, District 6

Recommendation: **Pass a motion to forward recommendation of approval to City**

Council: Item A: Environmental Exemption (Per CEQA 15303-New Construction or Conversion of Small Structures and 15061(b)(3) No Significant Effect); **Item B:** Rezone 0.08 acres from Single-Unit Dwelling (R-1) zone to Limited Commercial (C-1) zone.

Contact: Garrett Norman, Assistant Planner, 916-808-7934, gnorman@cityofsacramento.org; Antonio Ablog, Senior Planner, 916-808-7702, aablog@cityofsacramento.org

Action: Moved, seconded, and carried (Ogilvie/Covill); 7:5:1 Absent: (Bodipo-Memba) No: (Kaufman, LoFaso, Lucien, Rodgers, Wang Connelly) to pass a motion to forward recommendation of approval to City Council

Public comments made by Elizabeth Leber, Maggie Coulter, Alicia Kerr

Public Comments – Matters Not on the Agenda

To be announced.

Member Comments - Ideas, Questions and Meeting/Conference Reports

To be announced.

Adjournment @ 8:30