



Minutes City of Sacramento Planning and Design Commission

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COMMISSION MEMBERS

Kiyomi Burchill (Vice Chair)
Edmonds Chandler
Douglas Covill
Rommel Declines
Philip Harvey (Chair)

Meeta Lele
Alan LoFaso
Carl Lubawy
Anna Molander

David Nybo
John Parrinello
Tim Ray
Jason Sample

CITY STAFF

David Kwong, Planning Director
Tom Pace, Principal Planner
Sabina Gilbert, Senior Deputy City Attorney

New City Hall
915 I Street, 1st Floor – Council Chambers

August 16, 2012 – 5:30 P.M.

The City Planning and Design Commission was created by the City Council. Its powers and duties include: to develop, maintain, and recommend amendments to the General Plan; to recommend amendments to the City's zoning code and on zoning changes; to develop and recommend policies, programs, and design standards related to urban design; to act upon applications for tentative subdivision maps, special permits, variances, and design projects of major significance; and to make environmental determinations associated with these actions.

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting 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 Commission you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

Speaker slips are located in the lobby of the hearing room and should be completed and submitted to the Commission Secretary.

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 of agenda items is for reference and may be taken in any order deemed appropriate by the legislative body. The agenda provides a general description and staff recommendations; however, the legislative body 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. Hard copies are available at the Community Development Department (10 cents per page). Live video streams and indexed archives of meetings are available via the internet. Visit 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 Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.



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MINUTES

August 16, 2012

*New City Hall
915 I Street, 1st Floor - Council Chambers*

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

Call to Order – 5:30 P.M.

Roll Call - All commissioners present except Commissioner Burchill. Commissioner Chandler and Nybo arrived at 5:33 PM. Commissioner Sample arrived at 5:34 PM.

Consent Calendar

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

1. **Approval of Minutes for July 12, 2012**

Location: Citywide

Recommendation: Approve the Planning Commission Minutes from July 12, 2012.

Contact: Tom Pace, Principal Planner, 916-808-6848.

Action: **Moved, seconded, and carried (Declines/Molander, 12:0:0 Absent: Burchill) to approve July 12, 2012 minutes.**

Director's Report

2. **Director's Report (Oral)**

Location: Citywide

Recommendation: **Receive and File** - Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

Contact: Tom Pace, Principal Planner, 916-808-6848.

Received and Filed

Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

3. **P09-025 - Shasta Senior Residences and Care Facility with Medical Offices (Noticed on 8-3-12)**

Location: 7400 Shasta Avenue; 117-0202-041-0000, 117-0202-042-0000; District 8

Recommendation: Approve: Item A: Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Special Permit to establish and operate a senior residential care facility and 76 senior apartment units on approximately 5.98 net acres; **Item D:** Plan Review of a four building, 44,000 square foot medical complex comprising medical offices and imaging centers on approximately 2.8 net acres; **Item E:** Special Permit to waive required parking for a residential care facility and apartments; **Item F:** Special Permit to waive required parking for a medical office and imaging facility; **Item G:** Variance to reduce the required 26 foot vehicle maneuvering distance to 24 feet for the Residential Care Facility and Apartment community; **Item H:** Variance to reduce the required 26 foot vehicle maneuvering distance to 24 feet Office (OB) zone; **Item I:** Variance to reduce the required 15 foot rear yard setback to 12.5 feet in the Multi-family Plan Review (R-2B-R) zone; **Item J:** Variance to exceed the allowed 35 foot height limit for an apartment building's skylight tower; **Item K:** Variance to waive the required 6-foot tall masonry wall between the medical office and residential uses.

Contact: Kimberly Kaufman-Brisby, Associate Planner, 916-808-5590; Lindsey Alagozian, Senior Planner, 916-808-2659.

Action: Moved, seconded, and carried (Covill/Declines, 12:0:0 Absent: Burchill) to approve staff recommendations with amended conditions to approve the project.

4. **P12-007 - BOD Raley**(Noticed on 8-3-12)

Location: Southeast corner of Raley Boulevard and Vinci Avenue; 215-0244-026-0000, 215-0244-027-0000; District 2

Recommendation: Approve: Item A: Addendum to Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Development Plan Review-New Site Plan to develop an approximately 116,964 square-foot warehouse shell building in the M-1-R zone.

Contact: David Hung, Associate Planner, 916-808-5530, Lindsey Alagozian, Senior Planner 918-808-2659.

Action: Moved, seconded, and carried (Molander/Sample, 12:0:0 Absent: Burchill) to approve staff recommendations to approve the project.

5. **P12-017 - 216 Bannon Street Cellular (Metro PCS)** (Noticed on 8-3-12)

Location: 216 Bannon Street; 001-0040-037-0000; District 3

Recommendation: Approve: Item A: Environmental Exemption (per CEQA 15301-Existing Facilities); **Item B:** Special Permit - Special Permit-Antennas/Wireless to allow a 12 foot tower extension on an existing 114 foot lattice tower to locate four new antenna panels for a cellular facility in the General Commercial (C-2 SPD) zone and located in the River District Special Planning District.

Contact: Evan Compton, Associate Planner, 916-808-5260, Stacia Cosgrove, Senior Planner 918-808-7110.

Action: Moved, seconded, and carried (Nybo/Sample, 9:0:3 Recused: Molander, Declines, and Ray; Absent: Burchill) to approve staff recommendations to approve the project.

6. **P12-019 - Progressive Insurance-Phase 1** (Noticed on 8-3-12)

Location: 2150 Harvard Street; 277-0153-016-0000; District 2

Recommendation: **Approve: Item A:** Addendum to Environmental Impact Report; **Item B:** Mitigation Monitoring Plan; **Item C:** Development Plan Review-New Site Plan For a new 21,119 square foot office building; **Item D:** Variance-Signs to exceed the allowed number of signs and sign area in the Office (OB) zone; **Item E:** Variance to reduce the required 26 foot vehicle maneuvering distance to 24 feet.

Contact: Kimberly Kaufman-Brisby, Associate Planner, 916-808-5590; Lindsey Alagozian, Senior Planner 918-808-2659.

Action: **Moved, seconded, and carried (Nybo/Parrinello, 12:0:0 Absent: Burchill) to approve staff recommendations to approve the project.**

7. **P12-024 - Natomas Marketplace Planned Unit Development Guidelines Amendment** (Noticed on 8-3-12)

Location: **NW Corner of Truxel Road and Interstate 80** (3551 Truxel Road);

225-0170-040-0000, 225-0170-045-0000, 225-0170-047-0000, 225-0170-060-0000, 225-0170-061-0000, 225-1040-001-0000, 225-1040-002-0000, 225-1040-003-0000, 225-1040-004-0000, 225-1040-005-0000, 225-1040-009-0000, 225-1040-010-0000, 225-1040-011-0000, 225-1040-012-0000, 225-1040-014-0000, 225-1040-015-0000, 225-1040-019-0000, 225-1040-020-0000, 225-1040-021-0000, 225-1040-022-0000, 225-1040-023-0000, 225-1040-025-0000, 225-1040-026-0000, 225-1040-027-0000, 225-1040-028-0000, 225-1040-029-0000, 225-1040-030-0000; District 1

Recommendation: **Approve: Item A:** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Planned Unit Development-Guidelines Amendment for the Natomas Marketplace PUD.

Contact: David Hung, Assigned Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659.

Action: **Moved, seconded, and carried (Parrinello/Chandler, 12:0:0 Absent: Burchill) to approve staff recommendations to approve the project.**

Staff Reports

Staff reports include oral presentations including those recommending Receive and File.

8. **LR11-005 - Zoning Code Parking Update** - A comprehensive update of the City's parking codes as part of the implementation of the 2030 General Plan and Climate Action Plan.

Location: Citywide

Recommendation: **Review and Comment**

Contact: Greg Sandlund, Associate Planner, 916-808-8931; Jim McDonald, Senior Planner, 916-808-5723

Reviewed and Commented

9. **LR11-006 - Planning and Development Code Update**– A comprehensive update of the City’s development codes as part of the implementation of the 2030 General Plan and Climate Action Plan.

Location: Citywide

Recommendation: **Review and Comment**

Contact: Teresa Haenggi, Associate Planner, 916-808-7554; Tom Pace, Principal Planner, 916-808-6848

Reviewed and Commented

Public Comments- Matters Not on the Agenda

10. To be announced.

None

Questions, Ideas and Announcements of Commission Members

11. To be announced.

None

Adjournment – 8:08 PM