



# Agenda City of Sacramento Planning and Design Commission

# 1

## 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, AICP, Planning Director*  
*Greg Bitter, AICP, Principal Planner*  
*Sabina Gilbert, Senior Deputy City Attorney*

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

*October 11, 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](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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# AGENDA

**October 11, 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 Commissioners Nybo and Ray**

## 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 September 13, 2012**

**Location:** Citywide

**Recommendation:** **Approve** the Planning and Design Commission Minutes from September 13, 2012.

**Contact:** Greg Bitter, AICP, Principal Planner, 916-808-7816.

**Action:** **Moved, seconded, and carried (Molander/Parrinello, 10:0:3, Recused: Sample, Absent: Nybo and Ray) to approve September 13, 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:** Greg Bitter, AICP, Principal Planner, 916-808-7816.

**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. **P11-006 - Display Way/Fee Drive Sign Relocation (Noticed on 9-28-12)**

**Location:** 575 Display Way; 250-0040-062-0000, District 2

**Recommendation: Forward Recommendation of Approval to City Council: Item A:** Environmental Exemption (Per CEQA 15303-Small Structures); **Item B:** Relocation Agreement-Offsite Signs to remove 4 existing signs at various locations with a total sign area of 4,539 square feet and construct two double sided, 1,344 square foot signs; **Item C:** Variance-Signs to exceed the 40-foot height limit for a detached sign in the M-1-PUD zone located at 575 Display Way; **Item D:** Variance-Signs to exceed the 40-foot height limit for a detached sign in the M-1 zone located at 1235 Fee Drive

**Contact:** Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659.

**Action:** Moved, seconded, and carried (Molander/Lubawy, 11:0:2 Absent: Nybo and Ray) to approve staff recommendations for Item D and forward staff recommendations of approval for Items A & B to City Council. Item C was removed by staff.

4. **P11-056 - Rapp Tentative Map and Rezone** (Noticed on 9-28-12)

**Location:** 501 Jessie Avenue; 237-0100-025-0000, District 2

**Recommendation: Forward Recommendation of Approval to City Council: Item A:** Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Rezone from Agriculture (A) to Standard Single- Family (R-1); **Item C:** Tentative Map to subdivide one parcel into two parcels; **Item D:** Subdivision Modification to exceed the maximum lot depth in the R-1 zone

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

**Action:** Moved, seconded, and carried (Parrinello/LoFaso, 11:0:2 Absent: Nybo and Ray) to forward staff recommendations of approval with amended conditions to City Council.

5. **P12-023 - Vintage** (Noticed on 9-28-12)

**Location:** 1415 L Street; 006-0116-013-0000; District 4

**Recommendation: Approve: Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities) **Item B:** Special Permit-Alcohol for alcohol sales at a bar/nightclub in the C-3-SPD zone

**Contact:** Antonio Ablog, Associate Planner, 916-808-7702; Stacia Cosgrove, Senior Planner 916-808-7110.

**Action:** Moved, seconded, and carried (Molander/Sample, 11:0:2 Absent: Nybo and Ray) to approve staff recommendations with amended conditions to approve the project.

6. **P12-028 - Ficklin-Wilcox Retail Store** (Noticed on 9-28-12)

**Location:** 920 20<sup>th</sup> Street #150; 007-0014-018-0000; District 4

**Recommendation: Approve: Item A:** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Special Permit-Alcohol for the sale of alcohol for off-premise consumption

**Contact:** David Hung, Associate Planner, 916-808-5530; Stacia Cosgrove, Senior Planner 916-808-7110.

**Action:** Moved, seconded, and carried (Burchill/Lubawy, 11:0:2 Absent: Nybo and Ray) to approve staff recommendations to approve the project.

**7. M12-006 - Zoning Code Amendment – Location of Medical Marijuana Dispensaries in Relation to Parks and K-12 Schools** (Noticed on 9-28-12)

**Location:** Citywide

**Recommendation:** Forward recommendation of approval to City Council; Item A: Environmental Exemption (Per CEQA 15061 (b) (3); Item B: Ordinance amending Section 17.24.050 of Title 17 of the Sacramento City Code (The Zoning Code) relating to location requirements for medical marijuana dispensaries.

**Contact:** Joy Patterson, Principal Planner 916-808-5607.

**Public Comment by Richard Millers, Kimberly Cargile, Ron Mullins, Jeff Patterson, Sherry Martinez.**

**Action:** Moved, seconded, and failed (Sample/Parrinello, 6:5:2 Absent: Nybo and Ray) to forward staff recommendations of approval to City Council.

**Action:** Moved, seconded, and failed (Chandler/LoFaso, 5:6:2 Absent: Nybo and Ray) to deny staff recommendations of approval and forward to City Council.

**Action:** Moved, seconded, and failed (LoFaso/Molander, 4:7:2 Absent: Nybo and Ray) to continue the project.

**Action:** Moved, seconded, and failed (Molander/LoFaso, 5:6:2 Absent: Nybo and Ray) to continue the project to November 15, 2012.

**Action:** Moved, seconded, and carried (Harvey/Declines, 7:4:2 Absent: Nybo and Ray) to forward staff recommendations of approval to City Council.

### Staff Reports

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

None

### Public Comments- Matters Not on the Agenda

8. To be announced.

### Questions, Ideas and Announcements of Commission Members

9. To be announced.

- Commission Chandler notified commissioners that on Friday, October 12, 2012 in the Council Chambers there will be a presentation from ULI Rose Center regarding the Sacramento Railyards.
- Commission Burchill requested staff to give the Commission updates on the Housing Element and Mixed Income Housing Ordinance.
- Commission Lele notified Commissioners that AIA Central Valley Chapter is hosting an architectural festival event starting October 12, 2012 for two weeks.

- Commissioner Harvey announced an outdoor art exhibit event to be held on Second Saturday.
- Greg Bitter reminded Commissioners that the November Planning and Design Commission meeting will be on Thursday, November 15, 2012, due to conflicts related to election day.
- Greg Bitter announced the Grand opening for the Sacramento Valley Station on Friday November 2, 2012 from 10:30 to 1:30.
- David Kwong expressed City staff's appreciation for Sabina Gilbert's 10 years of outstanding service to the Commission and the Community Development Department.

**Adjournment – 8:18 PM**