



Minutes City of Sacramento City Design Commission

COMMISSION MEMBERS:

Edmonds Chandler
Hideki "Kit" Miyamoto, SE
Todd Rudd

James Fong, AIA, NCARB, Chair
David Nybo

Wendy LaBarge, Vice Chair
Brian Sehnert, AIA, LEED

CITY STAFF:

William Crouch, AIA, FRAIA, NCARB, Urban Design Manager/Design Director
Luis R. Sanchez, AIA, Senior Architect
Sheryl Patterson, Senior Deputy City Attorney

Historic City Hall
915 I Street, 2nd Floor – Hearing Room

November 29, 2007 – 5:30 P.M.

The City Design Commission was created by the City Council. Its powers and duties include: to develop and recommend to the City Council policies and programs in support of the urban design program, including but not limited to urban design policies appropriate for inclusion in the General Plan and other regulatory plans and programs of the City; develop and recommend standards for review of development projects in addition to those standards set forth in Title 17, Chapter 17.132, of the City Code, and forward the recommended policies and standards to the City Council for the City Council's consideration and adoption; evaluate and submit comments and recommendations on proposed plans, public and private development projects, and environmental reviews that are not subject to review under Title 17, Chapter 17.132 of the City Code and that may affect the physical development of and urban design in the city, in coordination with the review and action by the City Council, Planning Commission, or other public agencies on the plan, project, or environmental review; to review and approve design projects of major significance and appeals of the Design Director decisions per the Design Review Chapter, Title 17, Chapter 17.132, of the City Code.

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; agenda items may be taken in any order deemed appropriate by the Commission. The agenda provides a general description and staff recommendations; however, the Commission may take action other than what is recommended. The agenda is available for public review on the Friday prior to the meeting. Hard copies of the agenda, minutes, and staff reports are available from the Development Services Department at 915 I Street, New City Hall, 3rd Floor (.25 cents per page), during regular business hours or can be downloaded at www.cityofsacramento.org/dsd.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Development Services Department at (916) 808-8310 at least 48 hours prior to the meeting.



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MINUTES

November 29, 2007

*Historic City Hall
915 I Street – Second Floor, Hearing Room*

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

Call to Order – 5:30 p.m.

Roll Call All present.

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 October 17, 2007**

Location: (Citywide)

Recommendation: Approve Commission Minutes from October 17, 2007

Contact: William Crouch, Urban Design Manager, (916) 808-8013

Action: No public comment. Moved, seconded, carried (Chandler, Sehnert, 7, 0, 0) to approve minutes with corrections on items #3 and 4.

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.

2. **DR05-402 Metropolitan** (Noticed on: 11/16/07)

Location: 921 10th Street, 927 10th Street, 1009 J Street, 1013 J Street, & 1023 J Street; District 1

Recommendation: Approve – Item A: Environmental Impact Report; Item B: A request to allow the development of a high-rise tower, consisting of 320 residential condominium units or 190 residential condominium units and 190 hotel rooms with ground floor commercial retail spaces on 0.96+/- acres in the Central Business District Special Planning District (C-3-SPD) zone.

Contact: Matthew Sites, Associate AIA, Design Review Team Lead 808-7646; Luis R. Sanchez, AIA, Senior Architect 808-5957

Action: No Public comment.

1st Motion: Moved, seconded, (Nybo, LaBarge) to continue item until January 16, 2008. Motion voided since the Substitute motion passed.

Substitute Motion: Moved, seconded, carried (Miyamoto, Rudd, 4, 3, 0, No-Nybo, LaBarge, Sehnert) Intent to approve the project design subject to the conditions of approval and continue the item to report back on the Commission comments.

3. **DR07-0305 Broadway Lofts** (Noticed on: 09/25/07, 11/16/07)
Location: 1901 Broadway, District 4
Recommendation: Approve –Item A: Exempt per CEQA 15332. In-Fill Development Projects; Item B: A request to develop a five-story mixed use building and a six-story commercial building in the C-4/SPD (Heavy Commercial) zone.
Contact: Matthew Sites, Associate AIA, Design Review Team Lead 808-7646; Luis R. Sanchez, AIA, Senior Architect 808-5957
Action: Public comment made by Luree Stetson. Moved, seconded, carried (LaBarge, Chandler, 7, 0, 0) to approve staff recommendation with amended conditions.

Staff Reports

Staff reports include oral presentations including those recommending receive and file.

4. **DR07-0119 Westfield Downtown Plaza Remodel** (Noticed on: 09/26/07, 11/16/07)
(Continued from 05/16/07, 10/17/07)
Location: 560 L Street, District 1
Recommendation: Review and comment
Contact: Matthew Sites, Associate AIA, Design Review Team Lead 808-7646; Luis R. Sanchez, AIA, Senior Architect 808-5957
Action: Public comment made by Luree Stetson, Roxanne Miller and John Moore. Reviewed and comments provided. Moved, seconded, carried (LaBarge, Sehnert, 7, 0, 0) to recommend the comments.
5. **M05-084 Introduction of Public Review Draft: Central City Urban Design Guidelines and Plan, Volume One**
Location: Citywide
Recommendation: Review and comment
Contact: Gregory Taylor, AIA, Senior Urban Designer, (916) 808-5268; William Crouch, AIA, FRAIA, NCARB, Urban Design Manager (916) 808-8013; David Kwong, Current Planning Manager (916) 808-2691
Action: Public comment made by Luree Stetson. Reviewed and comments provided.
6. **M07-016 Monthly Design Review Activity Report**
Location: Citywide
Recommendation: Receive and file
Contact: Luis R. Sanchez, AIA, Senior Architect, (916) 808-5957
Action: No Public comment. Received and filed.
7. **M07-050 Design Commission Follow Up Log**
Location: Citywide
Recommendation: Receive and file

Contact: Luis R. Sanchez, AIA, Senior Architect, (916) 808-5957

Action: No public comment. Received and filed.

Public Comments- Matters Not on the Agenda

8. None.

Questions, Ideas and Announcements of Commission Members

9. Commissioner Fong introduced incoming commissioner Todd Rudd.

10. A certificate of appreciate was presented to outgoing commissioner Wendy LaBarge.

11. Commissioner LaBarge reminded the commission that due to her vacancy, they will need to vote on a new vice-chair at their next meeting.

Adjournment 11:40pm