



# Minutes City of Sacramento Design Commission

## COMMISSION MEMBERS:

Edmonds Chandler  
Hideki "Kit" Miyamoto, SE  
Todd Rudd

James Fong, AIA, NCARB, Chair  
David Nybo

Vacancy, 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, 2<sup>nd</sup> Floor – Hearing Room

December 19, 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, 3<sup>rd</sup> Floor (.25 cents per page), during regular business hours or can be downloaded at [www.cityofsacramento.org/dsd](http://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

**December 19, 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** - Began at 5:38pm. All present except Miyamoto and Vacancy. Sehnert arrived at 5:44pm. Rudd left at 9:00pm.

## 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 November 14, 2007**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from November 14, 2007

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

**Action:** No public comment. Moved, seconded and carried (Rudd, Nybo, 4,0,0 – absent Sehnert) to approve minutes.

### 2. **Approval of Minutes for November 29, 2007**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from November 29, 2007

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

**Action:** No public comment. Moved, seconded and carried (Rudd, Nybo, 4,0,0 – absent Sehnert) to approve minutes.

## 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.

**None**

## Staff Reports

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

### 3. **DR06-313 Urban Living** (Noticed on: 12/07/07)

**Location:** 3030 T Street; District 3

**Recommendation: Receive and Provide Direction** – Applicant is proposing development of a three story residential structure over a podium level. Project will consist of 12 residential units and on site parking.

**Contact:** Matthew Sites, Associate AIA, Design Review Team Lead (916) 808-7646;  
Luis R. Sanchez, AIA, Senior Architect, (916) 808-5957

**Action:** No public comment. Received and direction provided.

4. **DR07-009 831 L Street** (Noticed on: 12/07/07)

**Location:** 831 L Street; District 1

**Recommendation: Receive and Provide Direction** – The applicant proposes to demolish the existing two-story office building with rooftop parking and develop a mid-rise building, consisting of a thirteen story office building with ground floor retail and internal parking or a fifteen story, 173 residential units with ground floor retail and internal parking.

**Contact:** Matthew Sites, Associate AIA, Design Review Team Lead (916) 808-7646;  
Luis R. Sanchez, AIA, Senior Architect, (916) 808-5957

**Action:** No public comment. Received and direction provided.

5. **DR07-283 The Creamery** (Noticed on: 12/07/07)

**Location:** 1013 D Street; District 1

**Recommendation: Receive and Provide Direction** – The applicant proposes to construct new mixed use development at the existing Crystal Cream and Butter Company site. Project consists of residential lofts, office space, rehabilitation and addition to the Wells Fargo Livery building, several duplexes, four sets of row houses, and artist live/work spaces. On-site parking will be provided.

**Contact:** Matthew Sites, Associate AIA, Design Review Team Lead (916) 808-7646;  
Luis R. Sanchez, AIA, Senior Architect, (916) 808-5957

**Action:** Public comment made by Richard Gomez. Received and direction provided. Moved, seconded and carried (Chandler, Sehnert, 4,0,0 – Recused Rudd.) to organize a sub-committee to review and work on project prior to item coming back to commission.

6. **M05-021 Form Based Codes- Results of Form Based Codes Public Pre-Test Program**

**Location:** Citywide

**Recommendation:** Receive and Provide Direction

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

**Action:** No public comment. Received and direction provided.

7. **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 direction provided.

8. **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 direction provided.

### **Public Comments - Matters Not on the Agenda**

9. None

### **Questions, Ideas and Announcements of Commission Members**

10. **Sehnert – mentioned large projects with multiple parts coming to commission in pieces as separate applications instead of one large item. Discussion by all commissioners present.**
11. **Nybo – asked about the meeting schedule for the next six months or so.**
12. **Discussions regarding agendaizing selection of chair and vice chair for 2008.**

**Adjournment** – 11:00pm