



# Minutes City of Sacramento Design Commission

## COMMISSION MEMBERS:

Edmonds Chandler  
David Nybo, Chair  
Phyllis Newton

James Fong, AIA, NCARB  
Brian Sehnert, AIA, LEED, Vice Chair

Hideki "Kit" Miyamoto, SE  
Todd Rudd

## CITY STAFF:

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

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

October 15, 2008 – 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 300 Richards Boulevard, 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) 808-5908 at least 48 hours prior to the meeting.



我們講中文 · Hablamos Español · Мы говорим по-русски · พจนานุกรมภาษาลาวใต้ · Ped hais lus Hmoob · Chúng tôi nói tiếng Việt

# MINUTES

**October 15, 2008**

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

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

## Call to Order – 5:40 p.m.

**Roll Call – All Commissioners present except Miyamoto.**

## 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 17, 2008**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from September 17, 2008

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

**Action: No public comment. Moved, seconded, and carried (Fong/Rudd; 6:0:0) 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.

### 2. **DR08-132 Fresh and Easy Market 34th and Broadway** (Continued from 09/17/08) (Noticed on 09/05/08 and 10/03/08)

**Location:** 3352 1st Avenue, District 5, 010-0312-007-0000, 010-0312-014-0000

**Recommendation: Approve - Item A:** Environmental Exemption (Per CEQA 15332);

**Item B:** Request to develop a new grocery store in the Oak Park Design Review District. This item is before the Commission on appeal from the Design Director's decision.

**Contact:** Matthew Sites, Associate AIA, 916-808-7646; Luis R. Sanchez, AIA, Senior Architect 916-808-5957

**Action: Public comment made by Aaron Sussman, Kim Evans, John Flores, Terrance Johnson, Joe Gorton, Rebecca Keehner, Dan Pone, L.R. Roberts, Mann Rentz, Joany Titherinston, Ron Vrilakas, and Joan Barden. Moved, seconded, and carried (Nybo/Sehnert; 6:0:0) to approve staff recommendation with amended conditions.**

### 3. **DR07-283 The Creamery** (Noticed on 10/03/08)

**Location:** 1013 D Street, District 1, 002-0076-007-0000

**Recommendation: Approve- Item A:** Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** New Commercial-Commission The applicant

proposes to construct new mixed use development at the existing Crystal Cream and Butter Company site. Project consists of 5 residential loft buildings, 2 office buildings, 22 halfplexes, 35 row houses, and 18 artist lofts. Onsite parking will be provided.

**Contact:** Matthew Sites, Associate AIA, 916-808-7646; Luis R. Sanchez, AIA, Senior Architect 916-808-5957

**Action: No public comment. Moved, seconded, and carried (Fong/Newton; 4:1:1, No-Sehnert, Recused-Rudd) to approve staff recommendation with directive to staff to consider applicant's comments on the conditions and conditioned on City Council approval of project.**

4. **ER08-073 38<sup>th</sup> Street Residence** (Noticed on 10/03/08)

**Location:** 1531 38<sup>th</sup> Street, District 3, 008-0403-013-0000

**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15302); **Item B:** Request to develop a new single family residence in the East Sacramento Alternative Design Standard area. This item is before the Commission on appeal from the Design Director's decision.

**Contact:** Jennifer Glen, Assistant Planner, 916-808-4771; Luis R. Sanchez, AIA, Senior Architect 916-808-5957

**Action: Withdrawn by applicant.**

### Staff Reports

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

5. **DR08-225 Tribute Building** (Noticed on 10/03/08)

**Location:** 1926 Capitol Avenue, District 3, 007-0144-006-0000, 007-0144-007-0000

**Recommendation: Review and Comment Only-** The applicant proposes to develop an approximately 47,000 square foot, 4 story mixed use retail and office building. Onsite parking will be provided.

**Contact:** Matthew Sites, Associate AIA, 916-808-7646; Luis R. Sanchez, AIA, Senior Architect, 916-808-5957

**Action: No public comment. Reviewed and comments provided. Moved, seconded, and carried (Sehnert/Rudd; 5:0:1 Recued- Chandler) to transmit staff comments and additional comments by commissioners to applicant to consider prior to submittal for final approval.**

6. **M07-050 Design Review Request Log**

**Location:** (Citywide)

**Recommendation: Receive and File-** Monthly Design Commission Request Log

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

**Action: Continued to November 19, 2008.**

7. **M08-002 Infill House Plan Program Update**

**Location:** (Citywide)

**Recommendation: Review and Comment-** Updates to the City-Sponsored Pre-Approved Infill House Plan Program to bring the plans into compliance with the new 2007 California Building Code and to make minor modifications to the plans to reduce building cost.

**Contact:** Desmond Parrington, Infill Coordinator, 916-808-5044

**Action: No public comment. Moved, seconded, and carried (Fong/Chandler; 6:0:0) to recommend approval of the revised plans by the Design Director.**

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

8. **None**

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

9. **None**

**Adjournment – 11:15 pm**