

City of Sacramento
Planning and Design Commission Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-00140

2/26/2026

Approval of Planning and Design Commission Minutes

File ID: 2026-00140

Location: Citywide

Recommendation: Pass a **Motion** approving the Planning and Design Commission Minutes of January 22, 2026, and February 12, 2026.

Contact: Rosanna Montesinos, Administrative Analyst, (916) 808-7171, rmontesinos@cityofsacramento.org; Mindy Cuppy, City Clerk, (916) 808-5441, mcuppy@cityofsacramento.org; Office of the City Clerk

Presenter: None

Attachments:

1-Description/Analysis

2-January 22, 2026, Planning and Design Commission Meeting DRAFT Minutes

3-February 12, 2026, Planning and Design Commission Meeting DRAFT Minutes

Description/Analysis

Issue Detail: It is best practice for the Planning and Design Commission to approve the minutes for each meeting.

Policy Considerations: Per the City Charter, the City Council shall require the City Clerk to keep a permanent record of its proceedings showing all action considered and taken, motions and records, the text of ordinances and resolutions introduced or adopted and all amendments thereto proposed or adopted, and the vote of each council member regarding any matter before the Council or any committee thereof.

Economic Impacts: None.

Environmental Considerations: None.

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: After each board, commission, or committee meeting, the City Clerk composes the DRAFT Minutes for noting the action taken by the legislative body. The DRAFT Minutes are presented to the board, commission, or committee for its approval as a permanent record of the meetings actions.

Financial Considerations: None.

Local Business Enterprise (LBE): Not applicable.

PLANNING AND DESIGN COMMISSION

Enoch Yeung, Chair
Robert Chase, Vice Chair
Robert Blunt
Nicolina Hernandez
Dov Kadin
Julio Lamas
Larry Lee
Kendra Macias Reed
David Nybo
Deborah Ortiz
Erin Reschke
Shoun Thao
Ginger Thompson

COMMISSION STAFF

Kourtney Burdick, Supervising Deputy City Attorney
Leslie Walker, Senior Deputy City Attorney
Greg Sandlund, Planning Director
Stacia Cosgrove, Principal Planner
Bruce Monighan, AIA, Urban Design Manager
Kevin Colin, Principal Planner



DRAFT Minutes
Planning and Design
Commission

City Hall Complex
915 I Street
Sacramento, CA 95814

Published by the Office of the City Clerk
(916) 808-7200

Thursday, January 22, 2026

5:30 PM

NOTICE TO THE PUBLIC

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City of Sacramento
Planning and Design Commission
City Hall Complex, 915 I Street, Sacramento, CA 95814

Regular Meeting DRAFT Minutes
Thursday, January 22, 2026
5:30 PM

Open Session

Regular meeting called to order by Chair Yeung at 5:31 p.m. on Thursday, January 22, 2026, at the Sacramento City Hall Council Chamber.

Commissioners Present: Robert Blunt, Robert Chase, Dov Kadin, Julio Lamas, Larry Lee, Kendra Macias Reed, David Nybo, Deborah Ortiz, Erin Reschke, Shoun Thao, and Chair Enoch Yeung.

Commissioners Absent: Nicolina Hernandez and Ginger Thompson.

Land Acknowledgement – Led by Chair Yeung.

Pledge of Allegiance – Led by Chair Yeung.

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one Motion.

Action: Moved/Seconded: Commissioner Macias Reed / Commissioner Ortiz.

Yes: Commissioners Robert Blunt, Robert Chase, Dov Kadin, Julio Lamas, Larry Lee, Kendra Macias Reed, David Nybo, Deborah Ortiz, Erin Reschke, Shoun Thao, and Chair Enoch Yeung.

Absent: Commissioners Nicolina Hernandez and Ginger Thompson.

A motion **passed** to adopt the Consent Calendar in one motion except as indicated at each item.

1. Approval of Planning and Design Commission Minutes

File ID: 2026-00138

Location: Citywide

Action: Passed a **Motion** approving the Planning and Design Commission Minutes of December 11, 2025.

Contact: Sapphire Xiong, Deputy City Clerk, (916) 808-7098, sxiong@cityofsacramento.org; Mindy Cuppy, City Clerk, (916) 808-5441, mcuppy@cityofsacramento.org; Office of the City Clerk

Public Hearings

Public hearings may be reordered by the Presiding Officer at the discretion of the legislative bodies.

2. Parkside Community Church Monopine (P25-007) [Noticed 11/28/2025; Published 11/26/2025]

File ID: 2025-01983

Location: 5700 South Land Park Drive, 024-0161-012-0000, District 7

Action: Continued to February 26, 2026.

Contact: Danny Abbes, Associate Planner, (916) 808-5873, dabbes@cityofsacramento.org; Marcus Adams, Senior Planner, (916) 808-5044, madams@cityofsacramento.org; Community Development Department

3. **The Enclave at Airport Road (P25-010) [Noticed 01/02/2026; Published 01/02/2026]**

File ID: 2026-00368

Location: 3600 Airport Road, APN: 225-0150-055-0000, District 3

Action: Moved/Seconded: Commissioner Ortiz / Commissioner Chase.

Yes: Commissioners Robert Blunt, Robert Chase, Dov Kadin, Julio Lamas, Larry Lee, Kendra Macias Reed, David Nybo, Deborah Ortiz, Erin Reschke, Shoun Thao, and Chair Enoch Yeung.

Absent: Commissioners Nicolina Hernandez and Ginger Thompson.

Conducted a public hearing and upon conclusion, passed a **Motion** recommending that the City Council adopt: 1) a **Resolution** determining the project is exempt from review under California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); 2) an **Ordinance** approving the Enclave at Airport Road Development Agreement between the City of Sacramento and El Airport Dos LLC (the “landowner”); 3) an **Ordinance** rezoning 2.03-acres from the Single-Unit or Duplex Dwelling (R-1A) zone to the Single-Unit or Duplex Dwelling zone and the Natomas Crossing Area 2 Planned Unit Development (R-1A-PUD); 4) a **Resolution** for Planned Unit Development (PUD) amendments to the Natomas Crossing Area 2 PUD Schematic Plan and Guidelines to add the project site into the Natomas Crossing Area 2 PUD boundary and amend development standards for residential development; and 5) a **Resolution** adopting findings of fact and conditions of approval for: a) a Tentative Subdivision Map to subdivide 2.03-acres into 32 residential lots and eight common lots including one pedestrian access lot, five landscaped lots, and two private roads; and b) Site Plan and Design Review of the Tentative Subdivision Map layout, the demolition of an existing single-unit dwelling and accessory structures, and the construction of 32 single-unit dwellings and associated site improvements.

Contact: Deja Harris, Associate Planner, (916) 808-5853, DNHarris@cityofsacramento.org; Zachary Dahla, Senior Planner, (916) 808-5584, ZDahla@cityofsacramento.org; Community Development Department

4. Raising Cane's Gateway Park (P24-027) [Noticed 01/09/2026; Published 01/09/2026]

File ID: 2026-00361

Location: 3801 Gateway Park Boulevard, APN(s): 225-0160-098-0000 & -099-0000, District 3

Action: Moved/Seconded: Vice Chair Chase / Commissioner Nybo.

Yes: Commissioners Robert Blunt, Robert Chase, Julio Lamas, Larry Lee, Kendra Macias Reed, David Nybo, and Shoun Thao.

No: Commissioners Dov Kadin, Deborah Ortiz, Erin Reschke, and Chair Enoch Yeung.

Absent: Commissioners Nicolina Hernandez and Ginger Thompson.

Members of the public provided public comments.

Conducted a public hearing and upon conclusion, passed a **Motion** approving the project: 1) Addendum to an adopted Mitigated Negative Declaration and Mitigation Monitoring Program; 2) Conditional Use Permit to authorize a drive-through restaurant use on a 1.77-acre project site within the Shopping Center (SC-PUD) zone and Coral Business Center Planned Unit Development (PUD); and 3) Site Plan and Design Review for construction of a 3,329 square foot restaurant building with double drive-through lanes and necessary site improvements.

Contact: Zach Dahla, Senior Planner, (916) 808-5584, zdahla@cityofsacramento.org; Stacia Cosgrove, Principal Planner, (916) 808-7110, scosgrove@cityofsacramento.org; Community Development Department

Discussion Calendar

5. Selection of Chair and Vice Chair for Calendar Year 2026

File ID: 2026-00314

Location: Citywide

Action: Moved/Seconded: Commissioner Ortiz / Chair Yeung.

Yes: Commissioners Robert Blunt, Robert Chase, Dov Kadin, Julio Lamas, Larry Lee, Kendra Macias Reed, David Nybo, Deborah Ortiz, Erin Reschke, Shoun Thao, and Chair Enoch Yeung.

Absent: Commissioners Nicolina Hernandez and Ginger Thompson.

Passed a **Motion** selecting Robert Chase as Chair for calendar year 2026.

Action: Moved/Seconded: Chair Yeung / Commissioner Blunt.

Yes: Commissioners Robert Blunt, Robert Chase, Dov Kadin, Julio Lamas, Larry Lee, Kendra Macias Reed, David Nybo, Deborah Ortiz, Erin Reschke, Shoun Thao, and Chair Enoch Yeung.

Absent: Commissioners Nicolina Hernandez and Ginger Thompson.

Passed a **Motion** selecting Dov Kadin as Vice Chair for calendar year 2026.

Contact: Rosanna Montesinos, Administrative Analyst, (916) 808-7171, rmontesinos@cityofsacramento.org; Mindy Cuppy, City Clerk, (916) 808-5442, mcuppy@cityofsacramento.org; Office of the City Clerk

Director's Report

None.

Commissioner Comments-Ideas and Questions

None.

Public Comments-Matters Not on the Agenda

None.

Adjourned - 7:07 p.m.

PLANNING AND DESIGN COMMISSION

Robert Chase, Chair
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Regular Meeting DRAFT Minutes
Thursday, February 12, 2026
5:30 PM

Open Session

Regular meeting called to order by Chair Chase at 5:33 p.m. on Thursday, February 12, 2026, at the Sacramento City Hall Council Chamber.

Commissioners Present: Robert Blunt, Nicolina Hernandez, Dov Kadin, Larry Lee, David Nybo, Deborah Ortiz, Erin Reschke, Shoun Thao, and Chair Robert Chase.

Commissioners Absent: Julio Lamas, Kendra Macias Reed, Enoch Yeung, and Ginger Thompson.

Land Acknowledgement – Led by Chair Chase.

Pledge of Allegiance – Led by Chair Chase.

Public Hearings

Public hearings may be reordered by the Presiding Officer at the discretion of the legislative bodies.

1. Florin Road Quick Quack Car Wash (P25-013) [Noticed 01/30/2026; Published 01/30/2026]

File ID: 2026-00487

Location: 3815 Florin Road, APN: 041-0120-022-0000; District 5

Action: Continued to February 26, 2026.

Contact: Danny Abbes, Associate Planner, (916) 808-5873, dabbes@cityofsacramento.org; Marcus Adams, Senior Planner, (916) 808-5044, madams@cityofsacramento.org; Department of Community Development

2. **Alhambra Redevelopment Project (P24-007) [Noticed 01/30/2026;
Published 01/30/2026]**

File ID: 2025-01286

Location: 320, 324, and 350 Alhambra Boulevard; 3005 and 3012 C Street; and 301, 311, 315, and 317 30th Street; APNs 003-0112-001, -002, -003, -004, -017, -018, -020, and -021, District 4

Action: Moved/Seconded: Commissioner Reschke / Commissioner Nybo.

Yes: Commissioners Robert Blunt, Nicolina Hernandez, Dov Kadin, Larry Lee, David Nybo, Deborah Ortiz, Erin Reschke, Shoun Thao, and Chair Robert Chase.

Absent: Julio Lamas, Kendra Macias Reed, Enoch Yeung, and Ginger Thompson.

Members of the public provided public comments.

Conducted a public hearing and upon conclusion, passed a **Motion** to approve: 1) California Environmental Quality Act (CEQA) Exemption pursuant to Public Resources Code section 21080.66; 2) Conditional Use Permit to exceed height standards of the residential preservation transition buffer zone of the Alhambra Corridor Special Planning District (SPD); 3) Site Plan and Design Review for the demolition of existing structures and construction of a six-story mixed-use development consisting of 2,400 square feet of ground-floor commercial and 332 multi-unit dwellings within the General Commercial (C-2-SPD) zone and Alhambra Corridor SPD; and 4) Tree Permit for the removal of seven city trees, two private protected trees, and the non-standard pruning of two city trees.

Contact: Zach Dahla, Senior Planner, (916) 808-5584, zdahla@cityofsacramento.org; Karlo Felix, Senior Planner, (916) 808-7183, kfelix@cityofsacramento.org; Community Development Department

Discussion Calendar

3. Workshop: Preliminary Framework for Regulating Cottages on Wheels (LR26-001)

File ID: 2026-00399

Location: Citywide

Action: Continued to March 26, 2026.

Contact: Angel Anguiano, Associate Planner, (916) 808-5519, aanguiano@cityofsacramento.org; Greta Soos, Senior Planner, AICP, (916) 808-2027, gsoos@cityofsacramento.org; Community Development Department

Director's Report

Stacia Cosgrove, Principal Planner, gave a report.

Commissioner Comments-Ideas and Questions

Commissioners provided comments.

Public Comments-Matters Not on the Agenda

None.

Adjourned – 7:55 p.m.