



# CITY OF SACRAMENTO PLANNING COMMISSION

## •••Synopsis•••

City Planning Commission met Thursday at 5:30 p.m.  
915 I Street, Historic City Hall – 2<sup>nd</sup> Floor, Hearing Room

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May 11, 2006

Meeting Coordinator: David Kwong, 808-2691

## NOTICE TO THE PUBLIC

APPEALS on the Planning Commission decision to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting. If the 10<sup>th</sup> day falls on a Sunday or holiday, the appeal may be filed on the following business day.

### PLANNING COMMISSIONERS

D.E. "RED" BANES, CHAIR	JOHN VALENCIA
JOSEPH YEE, VICE-CHAIR	BARRY WASSERMAN
VACANCY	DARREL WOO
JOHN BOYD	THERESA TAYLOR-CARROLL
MICHAEL NOTESTINE	





AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>NEW BUSINESS</b>		
<p>6. <b>Natomas Place, located Southeast of the Intersection of Del Paso Road and Gateway Park Boulevard</b>                      Entitlements to allow the development of the project known as Natomas Place. (APN: 225-0060-025, -026, and -027) (D-1)  <b>A.</b> Environmental Determination: Mitigated Negative Declaration;  <b>B.</b> Mitigation Monitoring Plan;  <b>C.</b> Development Agreement;  <b>D.</b> Inclusionary Housing Plan;  <b>E.</b> General Plan Amendment to re-designate 144.6± acres from 93.3± acres of Low Density Residential, 31.3± acres of Mixed Use; 2.0± acres of Community/Neighborhood Commercial &amp; Offices, 10.0± acres of Public/Quasi-Public/Miscellaneous, and 8.0± acres of Parks-Recreation-Open Space to 88.4± acres of Low Density Residential, 15.1± acres of Medium Density Residential, 8.5± acres of Mixed Use, 13.9± acres of Industrial, and 18.7± acres of Parks/Recreation/Open Space;  <b>F.</b> North Natomas Community Plan Amendment to re-designate 144.6± acres from 51.6± acres of Low Density Residential, 41.7± acres of Medium Density Residential, 2.0± acres of Neighborhood Convenience Commercial, 31.3± acres of Employment Center (EC-40), 8.0± acres of Open Space, and 10.0± acres of General Public Facilities to 52.0± acres of Low Density Residential, 44.6± acres of Medium Density Residential, 6.9± acres of High Density Residential, 13.9± acres of Light Industrial, 8.5± acres of Employment Center (EC-50), and 18.7± acres of Parks/Open Space;  <b>G.</b> Rezone 144.6± acres from Manufacturing-Industrial Park Planned Unit Development (MIP-PUD) zone to 71.4± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone, 25.2± acres of Multi-Family Planned Unit Development (R-2B-PUD) zone, 6.9± acres of Multi-Family Planned Unit Development (R-3-PUD) zone, 8.5± acres of Employment Center Planned Unit Development (EC-50-PUD) zone, 13.9± acres of Light Industrial Planned Unit Development (M-1S-PUD) zone, and 18.7± acres of Agriculture-Open Space Planned Unit Development (A-OS-PUD) zone;  <b>H.</b> PUD Establishment to establish PUD Guidelines and a Schematic Plan for the Natomas Place Planned Unit Development;  <b>I.</b> Tentative Master Parcel Map to subdivide 144.6± acres into 12 master parcels;  <b>J.</b> Tentative Subdivision Map to subdivide 144.6± acres into 638± single-family lots, 1 medium density multi-family lot (condominium), 1 high density multi-family lot, 1 recreation center lot, 1 park lot, 1 employment center lot, 1 light industrial lot, 1 detention basin lot, 12 landscape corridor lots, and 15 private alley/street lots;  <b>K.</b> Subdivision Modification for private streets and alleys;  <b>L.</b> PUD Special Permit to develop four house plans on 164 cluster lots;  <b>M.</b> PUD Special Permit to develop three house plans on 161 37' x 76.5' alley-loaded lots;  <b>N.</b> PUD Special Permit to develop four house plans on 168 47' x 85' lots; and  <b>O.</b> PUD Special Permit to develop four house plans on 145 45' x 102' lots.</p>	<p>P05-129  <del>Consent</del>                      HEARING</p>	<p>Arwen Wacht, Associate Planner                      808-1964</p> <p>A-B;I-O Adopted Notice of Decision and Findings of Fact for Approval                      C-H Recommended Approval and Forward to City Council</p> <p><b>Moved: Wasserman</b>  <b>Seconded: Boyd</b>  <b>Motion carried to Approve with Special Conditions (6:0:0)</b></p>



AGENDA ITEM		FILE	STAFF RECOMMENDATION
10.	General Plan Outreach Strategy. An update on the City's plan for public outreach for the General Plan's June Town Hall Forums.	M06-005 Informational	Remi Mendoza, Assistant Planner 808-5003 Presented, Commission gave comments
11.	Report Back to Commission		David Kwong, 808-2691 Request made for list of items covered by this heading
12.	Citizens Addressing the Planning Commission		None
13.	Committee Reports By The Planning Commissioners		1. Sacramento Heritage Inc status report given by Banes 2. Lightrail Station Masterplan Workshops report given by Wasserman 3. Banes attended Small Places Parks meeting and received very good feedback from attendees.
14.	Questions and Ideas of the Planning Commission		Wasserman requested staff to create mechanism to report back on Planning Commission items heard at City Council.
15.	Adjournment		