



Minutes City of Sacramento City Planning Commission

COMMISSION MEMBERS:

*Joseph Contreras
Joseph Yee, Vice Chair
Michael Notestine*

*Darrel Woo
Jodi Samuels
D.E. "Red" Banes, Chair*

*John Boyd
Barry Wasserman
Chris Givens*

CITY STAFF:

*David Kwong, Planning Manager
Sabina Gilbert, Senior Deputy City Attorney
Emilie Chlarson, Customer Service Specialist*

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

November 9, 2006 – 5:30 P.M.

The City Planning Commission was created by the City Council. Its powers and duties include: to develop and maintain the General Plan; to make recommendations to the City Council on amendments to the General Plan and the City's zoning code and on zoning changes; to act upon applications for tentative subdivision maps, special permits and variances; and to make environmental determinations associated with these actions.

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, synopsis, 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) 808-8733 at least 48 hours prior to the meeting.

Minutes

November 9, 2006

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

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

Call to Order – 5:30 p.m.

Roll Call – All present except Samuels, Woo. Notestine excused at 8:00 p.m.

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 Synopsis for October 12, 2006.** (Continued from 10/26/06)
Location: (Citywide)
Recommendation: Approve commission Synopsis for October 12, 2006.
Contact: David Kwong, Planning Manager, 808-2691
Action: No public comment. Motion (Notestine/Contreraz 7:0:0) to approve synopsis.
- 2. Approval of Synopsis for October 26, 2006.**
Location: (Citywide)
Recommendation: Approve commission Synopsis for October 26, 2006.
Contact: David Kwong, Planning Manager, 808-2691
Action: No public comment. Motion (Notestine/Contreraz 7:0:0) to approve synopsis.

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.

- 3. P06-157 Natomas Landing** (Noticed on 10/04/06, 10/17/06) (Continued from: 10/26/06)
Location: SE Corner of Arena Blvd. & East Commerce Way, D-1
Recommendation: Approve – Item A: Prior Mitigated Negative Declaration; Item B: PUD Guidelines Amendment to amend the development standards and sign guidelines for the commercial portion of the Natomas Field PUD; Item C: Schematic Plan Amendment to depict a 20,525± square foot shopping center on the southeast corner of Arena Boulevard and East Commerce Way within the Natomas Field PUD; Item D: Planning Commission Plan Review for a 20,525± square foot shopping center in the C-1-PUD Zone within the Natomas Field PUD.
Contact: Steve Kowalski, Associate Planner, 808-4752
Action: No public comment. Motion (Notestine/Contreraz 7:0:0) to approve staff recommendation.

4. **P06-015 Sotillo Estates** (Noticed on 10/17/06)
Location: 3110 29th Avenue, D-5
Recommendation: **Approve** – Item A: Environmental Exemption (CEQA Section 15332); **Forward to City Council** – Item B: Rezone 0.5± acres from the Standard Single Family (R-1) zone to the Single Family Alternative (R-1A) zone; **Approve** – Item C: Tentative Map to subdivide 0.5± acres into four (4) single-family lots and one (1) common lot; Item D: Special Permit to allow the construction of four (4) single family homes within the Single Family Alternative (R-1A) zone.
Contact: Antonio Ablog, Associate Planner, 808-7702
Action: No public comment. Moved (Notestine/Givens 7:0:0) to approve staff recommendation.
5. **P06-056 Freeport Taco Bell** (Noticed on 10/17/06)
Location: 5641 Freeport Boulevard, D-4
Recommendation: **Approve** – Item A: Environmental Exemption (CEQA Section 15303(c)); Item B: Special Permit to construct a new restaurant with drive-thru window.
Contact: Heather Forest, Associate Planner 808-5008
Action: Public comment: Joe Verderber, Beth Barber, Leticia Kawamura, Ted Soria, Paul Dawczye, Jose Navarro, Ross Kawamura. Motion of intent (Yee/Notestine. 7:0:0) to deny project, item will be heard on December 14, 2006 and to be renoticed.
6. **P06-076 Alhambra at S St Condominium Community** (Noticed on 10/17/06)
Location: 1891 Alhambra Blvd. & 3201 S St., D-4
Recommendation: **Approve** – Item A: Mitigated Negative Declaration; **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – Item C: Tentative Condominium Map to subdivide 4.25± net acres in the General Commercial Alhambra Corridor Special Planning District (C-2-SPD) zone; Item D: Special Permit for condominium housing in the General Commercial Alhambra Corridor Special Planning District (C-2-SPD) zone; Item E: Special Permit to exceed the height limit in the General Commercial Alhambra Corridor Special Planning District (C-2-SPD) zone; Item F: Variance to reduce the required S Street setback in the General Commercial Alhambra Corridor Special Planning District (C-2-SPD) zone.
Contact: Sally Shore, Assistant Planner, 808-8001; Jeanne Corcoran, Senior Planner 808-5317
Action: Public comment: Bruce Holmes, Connie Miottel, Rachel DuBios, William Burg, Don Smith, Jerry Livingston, Vivan Gerlach, Leandra Gaillegos, Maria Ostendorf, Larry Gapinski, Greg Chew, Martha Sullivan, Patrick Egan, Nancy Cornelius. Motion (Boyd, Banes 5:1:0; Noes – Yee) to approve staff recommendation.
7. **P06-115 Mission & J Residential** (Noticed on 10/17/06)
Location: 961 Mission Way, D-3
Recommendation: **Approve** – Item A: Environmental Exemption (CEQA Section 15332); **Forward to City Council** – Item B: Rezone 0.24± net acres from the Standard Single-Family (R-1) zone to the Single Family Alternative (R-1A) zone; **Approve** – Item C: Tentative Subdivision Map to subdivide three lots totaling 0.34± net acres into six (6) lots (five (5) build-able lots, one (1) common area lot) in the Standard Single Family (R-

1) zone and proposed Single Family Alternative (R-1A) zone; Item D: Special Permit to develop two (2) half-plexes on four (4) lots on 0.24± net acres in the proposed Single Family Alternative (R-1A) zone.

Contact: Michael York, Associate Planner, 808-8239

Action: Tim Tyler, David Godby, Helen Parra, Gorden Garfield, Manuel Tsimlas, Frank Motion (Boyd/Givens 6:0:0) to approve staff recommendation.

8. **P06-124 Natomas Place Apartments** (Noticed on 10/17/06)

Location: Southwest corner of Del Paso Road and Blackrock Road, D-1

Recommendation: Approve – Item A: Mitigated Negative Declaration; **Deny** – Item B: Third Party Appeal of the decision of the Planning Director to approve a Plan Review to develop a 135 unit apartment complex on 5.8± acres in the Multi-Family Planned Unit Development (R-3-PUD) zone in the Natomas Place PUD and Approved the Planning Director's Plan Review.

Contact: Arwen Wacht, Associate Planner, 808-1964

Action: No public comment. Motion (Notestine/Contreraz 7:0:0) to continue to December 14, 2006.

9. **M06-044 Lot X** (Noticed on 10/17/06)

Location: Block bounded by Capitol Mall, N Street, 3rd Street & I-5; D-1

Recommendation: Forward to City Council – Item A: General Plan Amendment to amend the designation from “Parks-Recreation-Open Space” to “Regional Commercial & Offices” on three (3) parcels totaling 2.65± acres in the Central Business District (C-3-SPD) zone; Item B: Central City Community Plan Amendment to amend the designation from “Parks/Open Space” to “Downtown Commercial Mixed Use” on three (3) parcels totaling 2.65± acres in the Central Business District (C-3-SPD) zone.

Contact: Michael York, Associate Planner, 808-8239

Action: No public comment. Motion (Notestine/Contreraz 7:0:0) to approve staff recommendation.

Staff Reports

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

10. **None**

Public Comments- Matters Not on the Agenda

11. **None**

Questions, Ideas and Announcements of Commission Members

12. **None**

Adjournment - 9:54