



City of Sacramento City Planning Commission

COMMISSION MEMBERS:

John Valencia
Joseph Yee, Vice Chair
Michael Notestine

Darrel Woo
Theresa Taylor-Carroll
D.E. "Red" Banes, Chair

John Boyd
Barry Wasserman
Vacancy

CITY STAFF:

David Kwong, Planning Manager
Mary Lota, Customer Service Specialist
Sabina Gilbert, Deputy City Attorney

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

June 22, 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) 808-1916 at least 48 hours prior to the meeting.

SYNOPSIS

June 22, 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 – 5:30 p.m. All present except Boyd, Notestine and Vacancy.

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 June 8, 2006.**

Location: (Citywide)

Recommendation: Approve commission minutes for June 8, 2006.

Contact: David Kwong, Planning Manager, 808-2691

Action: Heard on consent. Moved, seconded, carried (Valencia/Wasserman, 6:0:0) to approve.

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. **P05-084 Bruceville Road Office Retail** (Noticed: 06/02/06) (Continued: 05/11/06)

Location: Bruceville Road North of Sheldon Road, D-8

Recommendation: Approve – Item A: Mitigated negative declaration, Item B: Mitigation monitoring plan, Item C: Subdivision of tentative map into four parcels, Item D: Special permit to construct four buildings, Item E: Amendment to planned unit development guidelines.

Contact: Antonio Ablog, Associate Planner, 808-7702

Action: Heard on consent. Moved, seconded, carried (Valencia/Wasserman, 6:0:0) to approve.

- 3. P04-079 Dunmore-Jessie** (Noticed: 06/02/06)
Location: I-80 N. Dry Creek Road E. & Rio Linda Blvd W., D-2
Recommendation: Approve – Item A: Mitigated negative declaration, Item B: Mitigation monitoring plan, Item G: Subdivision of tentative map, Item H: Subdivision modification to allow elbow street section, Item I: Special permit to develop single family alternative; Forward recommendation to approve to City Council - Item C: General Plan amendment, Item D: Amendment to North Sacramento Community Plan, E: Rezone multi-family and standard single family, F: Inclusionary housing plan.
Contact: Michael York, Associate Planner, 808-8239
Action: Heard on consent. Moved, seconded, carried (Valencia/Wasserman, 6:0:0) to approve.
- 4. P05-209 West El Camino Arco Station** (Noticed: 06/02/06)
Location: S.W. corner of West El Camino Ave & Orchard Lane, D-1
Recommendation: Continue to 07/27/06 by Staff
Contact: David Hung, Associate Planner, 808-5530
Action: Moved, seconded, carried (Valencia/Wasserman, 6:0:0) to continue to 07/27/06.
- 5. P06-016 Parc Pointe** (Noticed: 06/02/06)
Location: East of E. Commerce & North of Club Center, D-1
Recommendation: Continue to 07/13/06 by Applicant
Contact: Elise Gumm, Assistant Planner, 808-1927
Action: Moved, seconded, carried (Valencia/Wasserman, 6:0:0) to continue to 07/13/06.
- 6. P06-027 Ascension Square** (Noticed: 06/02/06)
Location: 2224 Grand Avenue, D-2
Recommendation: Approve – Item A: Environmental determination of categorical exemption for infill development projects, Item B: Subdivision of tentative map into fourteen lots, Item C: Special permit to allow alternative housing.
Contact: Steve Kowalski, Assistant Planner, 808-4752
Action: Public comment by Wallace Strain and Steve Baltz. Moved, seconded, carried (Valencia/Wasserman, 6:0:0) to approve.

7. **P06-036 9 on F** (Noticed: 06/02/06)
Location: 1419 & 1423 F Street, D-3
Recommendation: Approve – Item A: Environmental determination of categorical exemption for infill development projects, Item B: Tentative map subdivision of two lots, Item C: Subdivision modification to allow for parcel development, Item D: Special permit for alternative housing, Item E: Special permit to reduce the single family garage.
Contact: Sally Shore, Assistant Planner, 808-8001
Action: Heard on consent. Moved, seconded, carried (Wasserman/Yee, 5:0:0; Absent – Valencia) to approve.
8. **P06-039 Sim Park Monopole** (Noticed: 06/02/06)
Location: 6141 Logan Street, D-6
Recommendation: Approve – Item A: Environmental determination of categorical exemption for new construction or conversion of small structures, Item B: Special permit to construct a cellular telecommunications facility.
Contact: Greg Sandlund, Junior Planner, 808-8931
Action: Moved, seconded, carried (Valencia/Wasserman, 6:0:0) to continue to 07/13/06.

Staff Reports

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

9. **P05-097 The Railyards Specific Plan** (Noticed: 06/09/06, 06/12/06)
Location: East of the Sacramento River & North of the Central Business District, D-1
Recommendation: Receive and Provide Direction
Contact: Nedzlene Ferrario, Senior Planner, 808-8931
Action: Public comment by Rebecca Dowd, Patty Kreinkrecht, Eugene Lozano and Sophia Rowlands. Received and provided direction.
10. **M06-039 Agenda Procedure Changes**
Location: N/A
Recommendation: Receive and file.
Contact: Wendy Klock-Johnson, Staff Services Administrator, 808-5099
Action: Received and filed.

Public Comments- Matters Not on the Agenda

11. None

Questions, Ideas and Announcements of Commission Members

12. Yee recommended attending the upcoming General Plan meeting on 06/29/06.

Adjournment – 7:50 p.m.