



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

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

October 12, 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.

SYNOPSIS

October 12, 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, Contreras, 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 September 28, 2006.**

Location: (Citywide)

Recommendation: Approve commission Synopsis for September 28, 2006.

Contact: David Kwong, Planning Manager, 808-2691

Action: Moved, seconded (Wasserman/Woo 6:0:0) to approve staff recommendation

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. **P04-103 Paranje Rimmer Avenue** (Noticed on: 09/18/06) (Continued from 09/28/06)

Location: 447 Rimmer Avenue, D-1

Recommendation: Approve – Item A: Environmental Exemption (CEQA Section 15332); **Forward to City Council** – Item B: Community Plan Amendment to re-designate 0.47± net acre of medium density residential to low density residential;

Approve – Item C: Tentative Map to subdivide a 0.47± net acre vacant parcel into three parcels in the standard single-family (R-1) zone; Item D: Subdivision Modification to create non-standard sized lots.

Contact: David Hung, Associate Planner, 808-5530

Action: No Public Comment. Moved, seconded (Woo/Yee 6:0:0) to approve staff recommendation.

3. **P06-021 Morey Place** (Noticed on: 09/08/06) (Continued from 09/28/06)

Location: Between Morrison and Morey Avenues, East of Western Ave., D-2

Recommendation: Continue to October 26, 2006

Contact: Mark Kraft, Associate Planner, 808-8116

Action: No Public Comment. Moved, seconded (Wasserman/Woo 6:0:0) to withdraw to be renoticed.

4. **Z04-270 & ER06-082 River Landing Condos** (Noticed on: 08/02/06) (Continued from: 08/24/06, 09/14/06)
Location: 1400 Garden Highway, D-1

Recommendation: Withdraw from agenda to be renoticed.

Contact: Sandra Yope, Associate Planner, 808-7158; Luis Sanchez, Design Review Director, 808-5957

Action: No Public Comment. Moved, seconded (Wasserman/Woo 6:0:0) to approve staff recommendation.

5. **P05-175 & P05-176 Stanford Lofts & the E Street Building** (Noticed on: 09/18/06, 10/02/06)

Location: 714,718,720,722 E Street & 516 8th Street & 721 F Street, D-1

Recommendation: Approve – Item A: Mitigated Negative Declaration; **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – Item C: Tentative Map to merge six (6) parcels into one (1) parcel and designate the parcel for condominium purposes; Item D: Special Permit to construct twenty-three (23) condominium units in the OB-SPD zone; Item E: Special Permit to construct sixteen (16) condominium units in the RO-SPD zone; Item F: Special Permit to construct 16,120± square feet of office space in the RO-SPD zone; Item G: Special Permit to reduce required parking; Item H: Special Permit to allow tandem parking; Item I: Plan Review for offices in the OB-SPD zone; Item J: Variance to exceed the maximum height of thirty-five (35) feet within 120 feet of 8th Street in the RO-SPD and OB-SPD zones; Item K: Variance to exceed the maximum height of fifty (50) feet in the OB-SPD zone; Item L: Variance to reduce the ten (10) foot step back required above forty (40) feet on E & F Streets; Item M: Variance to reduce the front setback to less than the average adjacent buildings; Item N: Variance to reduce the interior side setbacks to less than ten (10) feet; Item O: Variance to reduce the rear yard to less than fifteen (15) feet; Item P: Variance to locate office as the predominant ground level use within the OB-SPD zone.

Contact: Sally Shore, Assistant Planner, 808-8001

Action: No Public Comment. Moved, seconded (Woo/Yee 6:0:0) to approve staff recommendation.

6. **P06-051 321 Haggin Avenue Tentative Map** (Noticed on: 09/18/06)

Location: 321 Haggin Avenue, D-1

Recommendation: Approve – Item A: Environmental Exemption (CEQA Section 15332); Item B: Tentative Map to subdivide one parcel into four (4) parcels in the single family (R-1) zone; Item C: Subdivision Modification to create three (3) lots without street frontage; Item D: Variance to develop three (3) units without street frontage.

Contact: Mark Kraft, Associate Planner, 808-8116

Action: No Public Comment. Moved, seconded (Woo/Samuels 6:0:0) to approve staff recommendation.

7. **P06-060 River Plaza Office Park** (Noticed on: 09/18/06)

Location: Southeast of River Plaza Drive and Main Drainage Canal, D-1

Recommendation: Approve – Item A: Addendum to an adopted Mitigated Negative Declaration; **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – Item C: PUD

Guidelines Amendment to the River Plaza PUD in relation to permitted uses and signage in the office building zone; Item D: PUD Schematic Plan Amendment to modify the building footprints on 11.0± net acre within the River Plaza PUD; Item E: Tentative Map to subdivide an 11.0± net acre parcel into thirteen (13) parcels in the Office Planned Unit Development (OB-PUD) zone; Item F: Special Permit to develop twelve (12) two-story office buildings totaling 175,356± square feet and common area within an 11.0± net acre parcel in the Office Planned Unit Development (OB-PUD) zone in the River Plaza PUD.

Contact: David Hung, Associate Planner, 808-5530

Action: Public Comment made by Melinda Dorin. Moved, seconded (Woo/Yee 6:0:0) to approve staff recommendations with amended conditions.

8. **P06-094 Katharine Avenue Variance** (Noticed on: 09/18/06)

Location: 1400 Block of Katharine Avenue, D-2

Recommendation: Approve – Item A: Environmental Exemption (CEQA Section 15332); Item B: Variance for development of a land locked parcel with access by public alley.

Contact: Matthew Joseph, Assistant Planner, 808-5714

Action: No Public Comment. Moved, seconded (Woo/Samuels 6:0:0) to approve staff recommendations.

9. **P06-104 Arco Improvements** (Noticed on: 09/18/06)

Location: 1601 W Street, D-4

Recommendation: Approve – Item A: Environmental Exemption (CEQA Section 15303(c)); Item B: Special Permit to allow the sale of alcohol for a convenience store in the General Commercial zone; Item C: Special Permit to allow the market to be open after eleven (11) p.m. and/or before six (6) a.m. Item D: Variance to allow a side setback of the convenience store to be less than the standard seven and a half (7.5) feet. Item E: Variance to reduce the fifty percent (50%) tree shading requirement.

Contact: Evan Compton, Associate Planner, 916-808-5260

Action: No Public Comment. Moved, seconded (Woo/Wasserman 6:0:0) to approve staff recommendations.

10. **P06-128 Foods Co. Gas Station** (Noticed on: 09/27/06)

Location: West Stockton Blvd, East of Bruceville Rd, D-8

Recommendation: Approve – Item A: Addendum to Previously Certified EIR; **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – Item C: Special Permit to develop a gas station within .45± acres in the General Commercial Planned Unit Development (C-2-PUD) zone in the College Square PUD; Item D: Variance from the requirement that a detached sign must be located ten (10) feet from any property line.

Contact: Greg Sandlund, Assistant Planner, (916) 808-8931

Action: No Public Comment. Moved, seconded (Woo/Boyd 6:0:0) to approve staff recommendations.

11. **P06-162 Sacramento Fresh Air Market Variances** (Noticed on: 09/18/06)

Location: Northwest Corner of Franklin Boulevard and Florin Road, D-5

Recommendation: Approve – Item A: Addendum to a Mitigated Negative Declaration (P06-019); **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – Item C: Variance to waive the requirement for a landscaped twenty-five (25) foot setback in the light industrial (M-1S) zone; Item D: Variance to waive the requirement for shading of parking areas.

Contact: Antonio Ablog, Associate Planner, 808-7702

Action: No Public Comment. Moved, seconded (Wasserman/Boyd 6:0:0) to continue to October 26, 2006.

Staff Reports

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

12. **M05-083 Downtown Urban Design Plan**

Location: Citywide

Recommendation: Receive and File

Contact: Bill Crouch, Urban Design Manager, 808-8013; David Kwong, Planning Manager, 808-2691

Action: No Public Comment. Received and filed.

Public Comments- Matters Not on the Agenda

13. **None.**

Questions, Ideas and Announcements of Commission Members

14. **Commission Bylaws**

Location: Citywide

Recommendation: Discuss and set date for bylaw review meeting

Contact: David Kwong, Planning Manager, 808-2691

Action: Report given. Discussed need to have full Commission to review and if prudent, schedule in January, 2007.

15. **Special Commission Meeting**

Location: Citywide

Recommendation: Report back – review special meeting calendar for remainder of 2006

Contact: David Kwong, Planning Manager, 808-2691

Action: Report given. Discussed canceled Special meeting on October 19th. Discussed special meetings in 2007 will occur Thursday after 1st Regular Meeting each month. Will coordinate with Long Range Planning on scheduling needs.

16. Commission Meeting Calendar 2007

Location: Citywide

Recommendation: propose and approve meeting calendar for Commission meetings in 2007.

Contact: David Kwong, Planning Manager, 808-2691

Action: Report given. Will keep regular 2nd and 4th Thursday schedule for 2007.

Adjournment – 6:50 pm