



Minutes City of Sacramento City Planning Commission

COMMISSION MEMBERS:

Joseph Contreras
Joseph Yee, AIA, Chair
Michael Notestine

Darrel Woo, Vice Chair
Jodi Samuels
D.E. "Red" Baner

John Boyd
Barry Wasserman
Chris Givens

CITY STAFF:

David Kwong, Planning Manager
Sabina Gilbert, Senior Deputy City Attorney
Andrea Gladden, Customer Service Trainee

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

May 10, 2007 – 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.



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Minutes

May 10, 2007

**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

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 Minutes for April 26, 2007**

Location: (Citywide)

Recommendation: Approve Commission Minutes for April 26, 2007

Contact: David Kwong, Planning Manager, (916) 808-2691

Action: No public comment. Moved, seconded (Notestine, Woo 9:0:0) to approve minutes from April 26, 2007

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. **P03-099 A&A Concrete Recycling Plant** (Noticed on 04/17/07)

Location: 8272 Berry Avenue, District 6

Recommendation: Continue to May 24, 2007

Contact: Heather Forest, Associate Planner, (916) 808-5008; Tom Buford, Senior Planner, (916) 808-7931.

Action: No public comment. Moved, seconded (Banes, Wasserman 9:0:0) to continue to May 24, 2007.

3. **P05-010 Capital Unity Center** (Noticed on 04/17/07)

Location: 1619 N Street, District 3

Recommendation: Approve – Item A: Environmental Exemption per CEQA 15332; Item B: Special Permit to allow a museum/teaching center use in the Multifamily (R-5) zone; Item C: Variance to allow a new museum to deviate from the required setbacks in the Multifamily (R-5) zone; Item D: Variance to allow a sign that does not meet the requirements for the Multifamily (R-5) zone.

Contact: Evan Compton, Associate Planner, 916-808-5260; Jeanne Corcoran, Senior Planner, 916-808-5317

Action: No public comment. Moved, seconded (Banes, Woo 9:0:0) to approve staff recommendations with amended conditions.

4. **P06-004 Oasis Industrial Condominiums** (Noticed on 04/17/07)
Location: 1417 Bell Avenue, District 2
Recommendation: Approve – Item A: Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: Tentative Map to create twenty-two (22) industrial/commercial condominium units on 3.78± acres in the Light Industrial (M-1S-R) Zone; Item D: Planning Commission Plan Review of a 42,992 square foot twenty-two (22) unit industrial/commercial condominium complex in the M-1S-R Zone.
Contact: Steve Kowalski, Associate Planner, 916-808-4752; Stacia Cosgrove, Senior Planner, 916-808-7110

Action: No public comment. Moved, seconded (Banes, Woo 7:2:0 No - Samuels, Boyd) to approve staff recommendations.

5. **P06-059 Morey Avenue Estates** (Noticed on 04/17/07)
Location: 185 Morey Avenue, West of Norwood Ave., District 2
Recommendation: Approve – Item A: Environmental Exemption per CEQA Section 15332; **Forward to City Council** – Item B: Rezone 4.6± gross acres from Standard Single Family Residential (R-1) zone to Single-Family Alternative (R-1A) zone; **Approve** – Item C: Tentative Subdivision Map to create thirty-four (34) residential lots from one (1) parcel totaling 4.6± gross acres; Item D: Subdivision Modifications to allow a permanently dead-end street; Item E: Special Permit to develop alternative single family residential on 3.3± net acres in the proposed Single-Family Alternative(R-1A) zone.
Contact: Jamie Cutlip, Assistant Planner, (916) 808-8684; Stacia Cosgrove, Senior Planner, (916) 808-7110; Greg Bitter, Principal Planner, (916) 808-7816

Action: No public comment. Moved, seconded (Notestine, Banes 9:0:0) to approve staff recommendations.

6. **P06-098 Iris Subdivision** (Noticed on 04/17/07)
Location: Northwest of Iris Ave. & Albatross Ave., District 2
Recommendation: Continue to May 24, 2007.
Contact: Jamie Cutlip, Assistant Planner, (916) 808-8684; Stacia Cosgrove, Senior Planner, (916) 808-7110; Greg Bitter, Principal Planner, (916) 808-7816

Action: No public comment. Moved, seconded (Banes, Wasserman 9:0:0) to continue to May 24, 2007.

7. **P06-120 Paris Plaza Plan Review** (Noticed on 04/17/07)
Location: 7770 Stockton Boulevard, District 8
Recommendation: Approve – Item A: Environmental Exemption per CEQA Guidelines Section 15332; Item B: Plan Review to construct a 26,354 square foot commercial building within the General Commercial (C-2-R) zone.
Contact: Heather Forest, Associate Planner, (916) 808-5008; Tom Buford, Senior Planner, (916) 808-7931

Action: No public comment. Moved, seconded (Wasserman, Notestine 9:0:0) to approve staff recommendations with amended conditions.

8. **P06-150 Land Park Gas Station** (Noticed on 04/17/07)

Location: 4000 South Land Park Dr., District 4

Recommendation: Continue to May 24, 2007

Contact: Michael York, Associate Planner, (916) 808-8239; Tom Buford, Senior Planner, (916) 808-7931

Action: No public comment. Moved, seconded (Banes, Wasserman 9:0:0) to continue to May 24, 2007.

9. **P06-201 Duckhorn Village - An Active Adult Residence** (Noticed on 04/17/07)

Location: South of Arena Blvd at the South East corner of Duckhorn Drive and Saintsbury Drive, District 1

Recommendation: Continue and re-notice to May 24, 2007.

Contact: Elise Gumm, Assistant Planner, (916) 808-1927; Lindsey Alagozian, Senior Planner, (916) 808-2659

Action: No public comment. Moved, seconded (Banes, Wasserman 9:0:0) to be continued and re-noticed to May 24, 2007.

10. **P07-001 Coke of Sacramento Expansion** (Noticed on 04/17/07)

Location: 4101 Gateway Park Boulevard, District 1

Recommendation: Continue to May 24, 2007

Contact: David Hung, Associate Planner, (916) 808-5530; Lindsey Alagozian, Senior Planner, (916) 808-2659

Action: No public comment. Moved, seconded (Banes, Wasserman 9:0:0) to continue to May 24, 2007.

11. **P07-014 Advantage Way Commercial** (Noticed on 04/17/07)

Location: 2961 Advantage Way, District 1

Recommendation: Approve – Item A: Addendum to an adopted Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: Special Permit to develop a 4,174 square foot shell building for future restaurants on 0.9+ net acres in the Highway Commercial Planned Unit Development (HC-PUD) zone; Item D: Special Permit for a drive thru facility on 0.9+ net acres in the Highway Commercial Planned Unit Development (HC-PUD) zone.

Contact: Matthew Joseph, Assistant Planner, (916) 808-5714; Lindsey Alagozian, Senior Planner, (916) 808-2659

Action: No public comment. Moved, seconded (Banes, Woo 5:4:0 No - Wasserman, Boyd, Samuels, Notestine) to approve staff recommendations.

12. **P07-039 Rex Moore Electric Office Expansion** (Noticed on 04/17/07)

Location: 6001 Outfall Circle, District 6

Recommendation: Approve – Item A: Environmental Exemption Per CEQA Section 15301; Item B: Special Permit to exceed the allowed twenty-five (25%) percent office

area within an existing ±91,937 square foot building in the Heavy Industrial Special (M-2-S) zone.

Contact: Kimberly Kaufmann-Brisby, Associate Planner, (916) 808-5590; Tom Buford, Senior Planner, (916) 808-7931

Action: No public comment. Moved, seconded (Woo, Banes 9:0:0) to approve staff recommendations.

Staff Reports

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

13. None

Public Comments- Matters Not on the Agenda

14. None.

Questions, Ideas and Announcements of Commission Members

15. Commissioner Boyd would like a presentation on energy conservation.
16. Commissioner Wasserman asked for a copy of the document approved by council for the planning commission.
17. Commissioner Wasserman asked if the May 17, 2007 meeting was canceled. Staff responded by saying that it has been canceled.
18. Commissioner Banes announced that City Council denied a project that she is on a board for.

Adjournment: 6:47 pm