



# Minutes City of Sacramento City Planning Commission

## COMMISSION MEMBERS:

Joseph Contreras  
Joseph Yee, Chair  
Michael Notestine

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

John Boyd  
Barry Wasserman  
Chris Givens

## CITY STAFF:

Tom Pace, Long Range Planning Manager  
Sabina Gilbert, Senior Deputy City Attorney  
Michelle Skhal, Administrative Analyst

Historic City Hall  
915 I Street, 2<sup>nd</sup> Floor – Hearing Room  
**SPECIAL MEETING**  
May 31, 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, 3<sup>rd</sup> Floor (.25 cents per page), during regular business hours or can be downloaded at [www.cityofsacramento.org/dsd](http://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.

**Minutes**  
**SPECIAL MEETING**  
**May 31, 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 – 5:38 p.m.**

**Roll Call:** All Present except Commissioner Samuels and Commissioner Wasserman.

**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.

**None**

**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. **M05-031/P05-077 Northgate 880/Panhandle** (Noticed on 05/04/07) (Continued from 05/24/07)

**Location:** South of Elkhorn Boulevard, North of Interstate 80, West of Northgate Boulevard and Sorento Road, and East of Gateway Park Boulevard and the Northpointe Park Planned Unit Development, District N/A (within the County)

**Recommendation: Certify** – Item A: Environmental Determination: Environmental Impact Report (EIR); **Adopt** – Item B: Mitigation Monitoring Plan; **Recommend Approval and Forward to City Council** – Item C: Reorganization – Annexation to City of Sacramento and detachment from Rio Linda-Elverta Recreation and Parks District; Natomas Fire Protection District; County Service Area Number One (#1); and Sacramento County Water Maintenance District Zone Number Forty (#40); Item D: Tax Exchange Agreement between the City of Sacramento and the County of Sacramento; Item E: General Plan Map Amendment to re-designate 835± acres from Rural Estates (RE), Low Density Residential (LDR), Heavy Commercial or Warehouse (HCW), Mixed Use (MU), Water (W), and Roadways to Special Planning District (SPD), Water (W), and Roadways; Item F: North Natomas Community Plan Text Amendment to add references for the Northgate 880 Special Planning District; Item G: North Natomas Community Plan Map Amendment to re-designate 835± acres from Rural Estates (RU), Low Density Residential (LDR), Medium Density Residential (MDR), Light Industrial (LI), Employment Center (EC-30), Parks/Open Space (POS), Roadways to Northgate 880 Special Planning District (N880-SPD), Parks/Open Space (POS), and Roadways; Item H: Zoning Code Text Amendment to add a new chapter to Title seventeen (17) of the City Code relating to the establishment of the Northgate 880 Special Planning District (N880-SPD); Item I: Prezone of 835± acres from the Flood (F - County), Light Industrial (M1 - County), Light Industrial – Flood Combining Land Use (M1F – County), Industrial Office Park (MP – County), and Industrial Office Park – Flood Combining Land Use

(MPF – County) zones to the Flood (F) and Light Industrial Northgate 880 Special Planning District (M-1-N880-SPD) zones; Item J: Development Agreement between the City of Sacramento and Dunmore Land Company, LLC; Item K: Development Agreement between the City of Sacramento and Vaquero Land Holdings, LLC; Item L: Finance Plan; Item M: Inclusionary Housing Plan (Panhandle North - Vaquero); Item N: Inclusionary Housing Plan (Panhandle Central and South - Dunmore); Item O: Inclusionary Housing Plan (Grant); Item P: General Plan Map Amendment to re-designate 594.7± acres (north of Del Paso Road) from Low Density Residential (LDR), Medium Density Residential (MDR), Parks-Recreation-Open Space, and Public/Quasi-Public to Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Public/Quasi-Public-Miscellaneous (PQPM), Parks-Recreation-Open Space (PROS), and Community/Neighborhood Commercial and Offices (CNCO); Item Q: North Natomas Community Plan Text Amendment to amend sections specific to Open Space; Item R: North Natomas Community Plan Map Amendment to re-designate 594.7± acres (north of Del Paso Road) from Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Parks-Open Space (P-OS), and General Public Facilities (GPF) to Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Parks-Open Space (P-OS) (a reduction in acreage), General Public Facilities (GPF), Neighborhood Convenience Commercial (NCC), and Village Commercial (VC); Item S: Prezone of 594.7± acres (north of Del Paso Road) from Permanent Agricultural Extensive Land Use (AG-80 - County) to the Standard Single-Family Planned Unit Development (R-1-PUD), Single-Family Alternative Planned Unit Development (R-1A-PUD), Multi-Family Planned Unit Development (R-2A-PUD), Multi-Family Planned Unit Development (R-2B-PUD), Multi-Family Planned Unit Development (R-3-PUD) zone, Multi-Family Planned Unit Development (R-3A-PUD) zone, Agriculture-Open Space Planned Unit Development (A-OS-PUD), Limited Commercial Planned Unit Development (C-1-PUD), and General Commercial Planned Unit Development (C-2-PUD) zones; Item T: Planned Unit Development (PUD) Establishment to create PUD Guidelines and a Schematic Plan for the Panhandle Planned Unit Development (PUD); **Approve** – Item U: Tentative Master Parcel Map (Panhandle North - Krumenacher) to subdivide 129.2± acres into seventeen (17) master parcels; Item V: Tentative Subdivision Map (Panhandle North - Krumenacher) to subdivide 129.2± acres into single family, condominium, medium density residential, common area, park, open space, and landscape lots; Item W: Subdivision Modifications (Panhandle North – Krumenacher); Item X: Tentative Master Parcel Map (Dunmore) to subdivide 389.2± acres into thirty-nine (39) master parcels; Item Y: Tentative Subdivision Map – (Panhandle Central - Dunmore) to subdivide 136.4± acres into single family, high density residential, medium density residential, commercial, condominium, park, detention basin, open space, and landscape lots; Item Z: Subdivision Modifications (Panhandle Central - Dunmore); Item AA: Tentative Subdivision Map (Panhandle South - Dunmore) to subdivide 252.7± acres into single family, commercial, high density residential, medium density residential, condominium, school, park, landscape/paseo, open space, private landscape, and private recreation center lots; Item BB: Subdivision Modifications (Panhandle South - Dunmore).

**Contact:** Arwen Wacht, Associate Planner, (916) 808-1964; Scot Mende, New Growth Manager, (916) 808-4756

**Action:** Moved, Seconded (Boyd, Contreras 4:1:2 No – Banes, Recused – Yee, Notestine) to continue to June 14, 2007.

## Staff Reports

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

**1. Norwood Area Infill Circulation and Infrastructure Plan (PN: TF96)**

**Location:** The area bordered by Norwood Avenue, Western Avenue, Morrison Avenue, and Ford Road in north Sacramento. Council District 2.

**Recommendation:** Receive and file. Forward to City Council

**Contact:** Tara B. Goddard, Assistant Planner, 808-8332, Fedolia "Sparky" Harris, Senior Planner, 808-2996.

**Action:** Received, comments provided and forwarded to City Council.

**2. 2030 General Plan - Preferred Land Use Alternative**

**Location:** Citywide/All

**Recommendation:** Staff recommends the Commission forward a recommendation to the City Council to accept the Preferred Land Use Alternative for purposes of preparation of an Environmental Impact Report (EIR).

**Contact:** Bob Overstreet, Strategic Projects Executive, 808-7404; Jim McDonald, Senior Planner, 808-5723.

**Action:** Public comment made by: Linda Whitney, Vivian Gerlach, Patrick Cosentino, Jon Marshack, William Burg, Don Smith, Karen Jacques, Dan Gorfain, Luree Stetson, and Nick Avdis. Recommended the City Council accept the Preferred Land Use Alternative with Commissioner comments.

**Adjournment:** 8:05 pm