



# Agenda 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" Banes

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, 2<sup>nd</sup> Floor – Hearing Room*

*June 28, 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) 808-8733 at least 48 hours prior to the meeting.



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# AGENDA

**June 28, 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

### 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 June 14, 2007**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from June 14, 2007

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

### 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. M06-060 Nonconforming Homes Disaster Reconstruction** (Noticed on 05/24/07)  
(Continued from 06/14/07)

**Location:** Citywide

**Recommendation: Approve** – Item A: Environmental exemption per CEQA guidelines section 15061(b)(3); **Forward recommendations to City Council** – Item B: Zoning code amendment: An ordinance amending Title 17 (Zoning Code) of the Sacramento city code relating to nonconforming single-family and two-family disaster reconstruction.

**Contact:** Robert W. Williams, Assistant Planner, (916) 808-7686

**3. M05-031/P05-077 Northgate 880/Panhandle** (Noticed on 05/04/07) (Continued from 05/24/07; 05/31/07; 06/14/07)

**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

- 4. M07-039 Somatic Practitioner Establishments - Del Paso Boulevard SPD**  
**Location:** Citywide  
**Recommendation: Approve** – Item A: Environmental exemption per CEQA guidelines section 15061(b)(3); **Forward recommendations to City Council** – Item B: Zoning code amendment: an ordinance amending Title 17 (Zoning Code) of the Sacramento city code relating to somatic practitioner establishments.  
**Contact:** Robert W. Williams, Assistant Planner, (916) 808-7686
- 5. P06-204 Meadowgate Residences** (Noticed on 06/15/07)  
**Location:** South east corner of Meadowgate Drive and Mandy Drive, District 8  
**Recommendation: Approve** – Item A: Environmental exemption per CEQA guidelines section 15332 (infill developments); **Forward recommendations to City Council** – Item B: South Sacramento Community Plan amendment to re-designate 0.89± acres from office to residential (11-21 du/na); Item C: Rezone 0.89± acres from office (OB) to multi-family (R-2B); **Approve** – Item D: Tentative map to subdivide two (2) lots totaling 0.89± acres into twelve (12) lots; Item E: Subdivision modification to allow a non-standard stub on the end of a public street; Item F: Subdivision Modification to allow the creation of seven (7) through lots; Item G: Special permit to allow alternative ownership single-family housing in the R-2B zone.  
**Contact:** Stephen Kowalski, Associate Planner, (916) 808-4752; Gregory Bitter, Principal Planner, (916) 808-7816
- 6. P07-012 Del Paso Homes** (Noticed on 06/15/07)  
**Location:** 3332 Del Paso Boulevard, District 3  
**Recommendation: Approve** – Item A: Environmental exemption per CEQA guidelines section 15332; Item B: Tentative map to subdivide two (2) parcels into nine (9) parcels on approximately one (1±) acre in the R-2B-R (multi-family review) zone; Item C: Special permit to develop nine (9) units of alternative ownership housing on approximately one (1±) acre in the R-2B-R (multi-family review) zone.  
**Contact:** David Hung, Associate Planner, (916) 808-5530; Stacia Cosgrove, Senior Planner, (916) 808-7110
- 7. P07-037 3018 G Street Residences and Office** (Noticed on 06/15/07)  
**Location:** 3018 G Street, District 3  
**Recommendation: Approve** – Item A: Environmental exemption per CEQA guidelines section 15331 - historic resource restoration/rehabilitation; Item B: Special permit to develop an office use in a RO zone; Item C: Special permit to waive one (1) parking space; Item D: Plan review for a multi-family development; Item E: Variance to reduce front setback; Item F: Variance to reduce side yard setback; Item G: Variance to reduce the courtyard requirement; Item H: Variance to reduce maneuvering requirement; Item I: Variance to reduce the shading requirement; Item J: Variance to waive the wall requirement.  
**Contact:** Michael Parker, Associate Planner, (916) 808-7483
- 8. P07-053 First Thessalonians Baptist Church** (Noticed on 06/15/07)  
**Location:** 1560-A Santa Ana Avenue, District 2

**Recommendation: Approve** – Item A: Environmental exemption per CEQA guidelines section 15301 - Existing Facilities; Item B: Special permit for a church use in an existing building in the M-1S-R Zone.

**Contact:** Michael Parker, Associate Planner, (916) 808-7483

9. **P07-057 Art Institute (Crown Corporate Center A)** (Noticed on 06/15/07)

**Location:** 2850 Gateway Oaks Drive, District 1

**Recommendation: Approve** – Item A: Environmental exemption per CEQA guidelines section 15301 - Existing Facilities; Item B: Special Permit to allow an institutional use to occupy approximately forty-five-thousand (45,000±) square feet within an existing building in the office planned unit development (OB-PUD) zone.

**Contact:** Jamie Cutlip, Assistant Planner, (916) 808-8684; Lindsey Alagozian, Senior Planner, (916) 808-2659

**Staff Reports**

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

10. **P05-205 The Metropolitan** (Noticed on 06/15/07)

**Location:** Northeast corner of 10<sup>th</sup> and J Streets, District 1

**Recommendation: Receive and provide input** – review and provide input of a thirty-nine (39) story, high-rise tower, consisting of three-hundred and twenty (320) residential condominium units approximately thirteen-thousand (13,000±) square feet of ground floor retail, five-hundred and fourteen (514) on-site parking spaces, for a total building area of approximately six-hundred-forty-two-thousand (642,000±) square feet.

**Contact:** Michael York, Associate Planner, (916) 808-8239; Jeanne Corcoran, Senior Planner, (916) 808-5317

11. **P06-047 Township 9** (Noticed on 06/15/07)

**Location:** North of Richards Boulevard between 5<sup>th</sup> and 7<sup>th</sup> Streets, District 1

**Recommendation: Receive and provide input** – review and provide input of the Township Nine (9) project which consists of developing approximately sixty-five (65±) gross acres (43.16 ± net acres) within the Richards Boulevard special planning district with a mix of residential, retail and open space area. The proposal includes requests for: Central City Community Plan amendment, Richards Boulevard Area Plan amendments, rezone, planned unit development (PUD) establishment, and tentative map; **Initiate** – Amendments to the Richards Boulevard Special Planning District.

**Contact:** Michael York, Associate Planner, (916) 808-8239; Jeanne Corcoran, Senior Planner, (916) 808-5317

12. **Transportation Programming Guide** (Informational)

**Location:** Citywide

**Recommendation:** Receive and provide input

**Contact:** Suzan Tobin, Department of Transportation, (916) 808-7803

**Public Comments- Matters Not on the Agenda**

13. **To be announced.**

## Questions, Ideas and Announcements of Commission Members

14. To be announced

## Adjournment