



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" 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

July 12, 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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AGENDA

July 12, 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 28, 2007

Location: (Citywide)

Recommendation: Approve Commission Minutes from June 28, 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. P06-150 Land Park Gas Station (Noticed on 04/20/07; 05/8/07)(Continued from 05/10/07; 05/24/07)

Location: 4000 South Land Park Dr., District 4

Recommendation: Continue to July 26, 2007

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

3. M06-059 Wireless Fidelity (Wi-Fi) Antennas

Location: Citywide

Recommendation: Approve - Item A: Environmental exemption per CEQA guidelines section 15061 (b) (3); **Forward recommendations of approval to City Council** – Item B: Zoning Code Amendment - an ordinance amending sections 17.16.010 and 17.24.050 of title 17 of the Sacramento City Code (the Zoning Code) exempting certain antennas from the requirement for a special permit.

Contact: Jason Hone, Junior Planner, (916) 808-5749; Sandra Yope, Senior Planner, (916) 808-7158

4. P05-161 Cathedral Square (Noticed on 06/25/07)

Location: Southwest corner of 11th and J Street, District 1

Recommendation: Certify – Item A: Environmental Impact Report (EIR); **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – Item C: Tentative Map to merge four (4) parcels and designate the parcel for condominium purposes; Item D: Special permit for a major project; Item E: Special Permit for alternative ownership housing; Item F: Special permit to allow an architectural embellishment to exceed the height

requirements in the Capitol View Protection area; Item G: Special permit to allow tandem parking spaces.

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

5. **P06-140 Morrison Creek Drive Tentative Map** (Noticed on 06/25/07)
Location: 8565 Morrison Creek Drive, District 6
Recommendation: Approve – Item A: Environmental exempt per CEQA guidelines section 15301(k); Item B: Tentative subdivision map to subdivide one (1) parcel totaling 2.38± acres into six (6) industrial parcels, in the Heavy Industrial (M-2S) zone.
Contact: Heather Forest, Associate Planner, (916) 808-5008; Tom Buford, Senior Planner, (916) 808-7931

6. **P06-154 Marconi Juliesse Estates** (Noticed on 06/25/07)
Location: The 3rd and 4th lots west of Connie Avenue between Marconi Circle and Juliesse Avenue, District 3
Recommendation: Approve – Item A: Environmental exemption per CEQA guidelines section 15332 - Infill Developments; Item B: Tentative map to subdivide two (2) lots totaling 0.28 acres into four (4) lots; Item C: Special permit to construct four (4) alternative ownership single-family homes in the General Commercial (C-2) zone.
Contact: Elise Gumm, Assistant Planner, (916) 808-1927; Stacia Cosgrove, Senior Planner, (916) 808-7110

7. **P07-006 Wind Youth Services** (Noticed on 06/25/07)
Location: 3520 Dayton Street, District 3
Recommendation: Approve – Item A: Environmental Exemption per CEQA Guidelines Section 15301; Item B: Special Permit to allow a Residential Care Facility within an existing residence on approximately 1.04 acres in the Standard Single-Family Zone (R-1); Item C: Special Permit to allow off site parking.
Contact: Jennifer Matthews, Junior Planner, (916) 808-5591; Stacia Cosgrove, Senior Planner, (916) 808-2659

8. **P07-015 Continental Plaza Phase IV** (Noticed on 06/25/07)
Location: Northeast corner of Richards Boulevard and North 7th Street, District 1
Recommendation: Review and forward recommendations of adoption to City Council – Item A: Mitigation Monitoring Plan; Item B: Addendum to previous Environmental Impact Report (EIR); Item C: Development Agreement; Item D: Rezone of approximately one (1) acre from Heavy Industrial Special Planning District to Heavy Industrial Planned Unit Development Special Planning District and approximately 0.19 acres from Heavy Industrial Special Planning District to Office Building Unit Development Special Planning District (OB PUD/SPD); Item E: Amendment to Continental Plaza Planned Unit Development (PUD) Development Guidelines; Item E: Amendment to Continental Plaza Planned Unit Development (PUD) Schematic Plan.
Contact: Michael York, Associate Planner, (916) 808-5317; Jeanne Corcoran, Senior Planner, (916) 808-5317

9. **Z04-270 River Landing Condominiums** (Noticed on 06/25/07)
Location: South side of the 1400 block of Garden Highway, District 1
Recommendation: Approve – Item A. Mitigated Negative Declaration; **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – Item C: Special Permit Modification to allow a

new design for the twelve (12) remaining un-built units in a previously approved eighteen (18) unit condominium development in the Flood (F) Zone.

Contact: Stephen Kowalski, Associate Planner, (916) 808-4752; Lindsey Alagozian, Senior Planner, (916) 808-2659; Dana Allen, Senior Environmental Planner, (916) 808-2762

Staff Reports

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

10. P05-097 Sacramento Railyards (Noticed on 06/25/27)

Location: East of the Sacramento River, north of the Central Business District in Downtown Sacramento, District 1

Recommendation: Receive and provide input

Contact: Nedzlene Ferrario, Senior Planner, (916) 808-7826; Gregory Bitter, Principal Planner, (916) 808-7816

Public Comments- Matters Not on the Agenda

11. To be announced.

Questions, Ideas and Announcements of Commission Members

12. To be announced

Adjournment