



# 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" 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

May 24, 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.



我們講中文 · Hablamos Español · Мы говорим по-русски · ພວກເຮົາເວົ້າພາສາລາວໄດ້ · Ped hais lus Hmoob · Chúng tôi nói tiếng Việt

# Minutes

**May 24, 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 (Chair Yee and Commissioner Notestine excused themselves at 9:30 pm)

## 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 May 10, 2007**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from May 10, 2007

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

**Action:** No public comment. Moved, Seconded (Notestine, Woo 9:0:0) to approve minutes for May 10, 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 04/20/07; 05/8/07) (Continued from 05/10/07)

**Location:** 8272 Berry Avenue, District 6

**Recommendation:** **Approve** – Item A: Mitigated Negative Declaration; **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – Item C: Special Permit to allow a major recycling facility, within the Heavy Industrial (M-2S) zone; Item D: Variance to allow a reduction in the required twenty-five (25) foot setback on the north property line, within the Heavy Industrial (M-2S) zone.

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

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

### 3. **P06-098 Iris Subdivision** (Noticed on 04/20/07; 05/8/07; 05/14/07) (Continued from 05/10/07)

**Location:** Northwest of Iris Ave. & Albatross Ave., District 3

**Recommendation:** **Approve** – Item A: Environmental Exemption per CEQA Section 15332; **Recommend Approval and Forward to City Council** – Item B: Rezone 0.73±

gross acres from General Commercial (C-2) zone to Multi-Family (R-2A) zone; **Approve** – Item C. Tentative Subdivision Map to create twenty (20) residential lots from five (5) parcel totaling 2.8± net acres; Item D: Special Permit to build alternative single-family residential in the Multi-Family(R-2A) zone; Item E: Variance to exceed forty percent (40%) paving in front setback area.

**Contact:** Jamie Cutlip, Assistant Planner, (916) 808-8684; Stacia Cosgrove, Senior Planner, (916) 808-7110; Greg Bitter, Principal Planner, (916) 808-7816

**Action:** Public comment made by: C. Munsee. Moved, Seconded (Notestine, Boyd 8:1:0 No-Yee) to continue to June 14, 2007.

4. **P06-150 Land Park Gas Station** (Noticed on 04/20/07; 04/30/07; 05/8/07)  
(Continued from 05/10/07)

**Location:** 4000 South Land Park Dr., District 4

**Recommendation: Approve** – Item A: Environmental Exemption per CEQA section 15302; Special Permit to expand an existing non-conforming use (gas station) from three (3) fuel dispensers to six (6) dispensers on 0.48 ± acres in the Limited Commercial (C-1) zone; Special Permit to extend the hours of operation for an existing convenience market on 0.48 ± acres in the Limited Commercial (C-1) zone; Special Permit for the sale of beer and wine for an existing convenience market in the Limited Commercial (C-1) zone.

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

**Action:** Public comment made by: S. Belzer, J. Jensen, L. Stetson, R. Miller, P. Ruzi. Moved, Seconded (Banes, Boyd 8:1:0 No-Wasserman) to continue to July 12, 2007. Substitute motion: moved, seconded (Wasserman, Woo 3:6:0) No-Notestine, Samuels, Banes, Boyd, Contreras, Yee) to continue to June 14, 2007 with the intent to deny staff recommendation. Motion fails

5. **P06-201 Duckhorn Village - An Active Adult Residence** (Noticed on 04/20/07; 05/8/07)(Continued from 5/10/07)

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

**Recommendation: Approve** – Item A: Environmental Exemption per CEQA Section 15322; Item B: Plan Review to construct a seventy-five (75) unit senior apartment complex; Item C: Special Permit to allow the seventy-five (75) unit senior apartment complex to be gated.

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

**Action:** No public comment. Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendations.

6. **P07-001 Coke of Sacramento Expansion** (Noticed on 04/20/07; 05/8/07)  
(Continued from 05/10/07)

**Location:** 4101 Gateway Park Boulevard, District 1

**Recommendation:** Continue to June 14, 2007

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

**Action:** No public comment. Moved, Seconded (Banes, Woo 9:0:0) to continue to June 14, 2007.

7. **M05-031/P05-077 Northgate 880/Panhandle** (Noticed on 05/11/07)

**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:** Public comment made by: T. Trujillo, K. Roggenkamp, W. Garrison, L. Greene, T. Hammons, R. Friend, R. Hack, C. Phros, C. Holm, W. Seifert, J. Lamane, B. Roberts, N. Avdis, J. Raymond. Moved, Seconded (Banes, Boyd 6:1:2 No – Wasserman, Recused – Yee, Notestine) to continue to May 31, 2007.

8. **P05-199 Morrison Avenue Estates** (Noticed on 05/08/07)

**Location:** 30 Morrison Avenue, District 2

**Recommendation:** **Approve** – Item A: Mitigated Negative Declaration; **Adopt** – B: Mitigation Monitoring Plan; **Approve** – Item C: Tentative Map to subdivide one (1) parcel into thirty-seven (37) parcels in the Single Family Alternative (R-1A) zone; D: Special Permit to develop thirty-seven (37) Single Family homes in the Single Family Alternative (R-1A); E. Subdivision Modification to create a permanent dead end street.

**Contact:** Mark Kraft, Associate Planner, (916) 808-8116

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

9. **P06-161 5782 Broadway Condos** (Noticed on 05/8/07)

**Location:** 57812 Broadway, District 6

**Recommendation:** **Approve** – Item A: Environmental Exemption per CEQA section 15332; Item B: Special Permit to allow six (6) condominium units on 0.30+ acres in the General Commercial (C-2) zone at 5782 Broadway; Item C: Tentative Condominium Map to develop six (6) condominium units on 0.30+ acres.

**Contact:** Antonio Ablog, (916) 808-7702; Tom Buford, (916) 808-7931

**Action:** Public comment made by: D. Stall, J. Bik. Moved, Seconded (Wasserman, Boyd 9:0:0) to approve staff recommendations with amended conditions.

10. **P06-181 Newton Booth** (Noticed on 03/30/07; 05/8/07)  
**Location:** Southeast corner of 27<sup>th</sup> and V Street, District 4  
**Recommendation: Recommend Approval and Forward to City Council** – Item A: Environmental Exemption per CEQA section 15332; Item B: Central City Community Plan to amend the designation of one (1) parcel totaling 6,400 square feet from Low Density Residential to Multi-Family Residential; Item C: Rezone 0.51± net acres from the Two-Family (R-1B) and Multi-Family (R-4) zones to the Multi-Family (R-5) zone; **Approve** – Item D: Tentative Map to subdivide six (6) lots totaling 0.51± net acres into one (1) lot for condominium purposes in the proposed Multi-Family (R-5) zone; Item E: Special Permit to develop thirty-two (32) condominium units on 0.51± net acres in the proposed Multi-Family (R-5) zone; Item F: Special Permit to waive parking spaces for eight (8) units for a condominium development in the Multi-Family (R-5) zone.  
**Contact:** Michael York, Associate Planner, (916) 808-8239; Jeanne Corcoran, Senior Planner, (916) 808-5317  
**Action:** Public comment made by: W. Buren, J. Payor, M. Lum. Moved, Seconded (Banes, Wasserman 8:0:1, Recused - Notestine) to approve staff recommendations.
11. **P06-200 8770 Elder Creek Road Tentative Map and Plan Review** (Noticed on 05/8/07)  
**Location:** 8770 Elder Creek Road, District 6  
**Recommendation: Approve** – Item A: Environmental Exemption per CEQA Section 15332; Item B: Tentative Map to subdivide a ±9.59 acre vacant property into five (5) parcels in the Light Industrial Special Plan Review (M-2S-R) zone; Item C: Plan Review of a ±9.59 acre site proposed for development with four (4) tilt-up warehouse-style concrete buildings on four (4) parcels and one (1) undeveloped remainder parcel.  
**Contact:** Kimberly Kaufmann-Brisby, Associate Planner, (916) 808-5590; Tom Buford, (916) 808-7931  
**Action:** No public comment. Moved, Seconded (Wasserman, Woo 9:0:0) to approve staff recommendations.
12. **P06-214 Sixells Franklin** (Noticed on 05/8/07)  
**Location:** 8009 Franklin Boulevard, District 2  
**Recommendation: Approve** – Item A: Environmental Exemption per CEQA section 15332; **Recommend Approval and Forward to City Council** – Item B: Community Plan Amendment to redesignate 4.30 gross acres of Residential 4-8 to Residential 11-21 du/na; **Approve** – Item C: Tentative Map to subdivide 4.30 gross acres into forty-nine (49) single-family lots and one (1) common area lot in the Multi-Family Residential (R-3) zone; Item D: Special permit to develop forty-nine (49) alternative single-family residential units in the Multi-Family Residential (R-3) zone; Item E: Subdivision Modification to allow the construction of non-standard private roadways.  
**Contact:** Antonio Ablog, (916) 808-7702; Tom Buford, (916) 808-7931  
**Action:** No public comment. Moved, Seconded (Woo, Banes 9:0:0) to approve staff recommendations with amended conditions.
13. **P06-216 Duckhorn Office Complex Phases 1B & 2** (Noticed on 05/8/07)  
**Location:** 4540-4560 Duckhorn Drive, District 1

**Recommendation: Approve** – Item A: Addendum to an Adopted Mitigated Negative Declaration; **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – Item C: PUD Schematic Plan Amendment to identify the intensity and types of uses in the Employment Center forty (40) Planned Unit Development (EC-40-PUD) zone of the Gateway West/Cambay West PUD; Item D: Plan Review to develop a 14,283± square feet office/medical office building on 1.09± acres (Phase 1B) and a 60,000± square feet office/medical office building on 2.48± acres (Phase 2) in the Employment Center forty (40) Planned Unit Development(EC-40-PUD) zone in the Cambay West PUD.

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

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

14. **P07-016 Austin Homes** (Noticed on 05/8/07)

**Location:** 2678 Forrest Street, District 2

**Recommendation:** Continue to June 14, 2007

**Contact:** Evan Compton, Associate Planner, (916) 808-5260; Stacia Cosgrove, Senior Planner, (916) 808-7110

**Action:** No public comment. Moved, Seconded (Banes, Woo 9:0:0) to continue to June 14, 2007.

15. **P07-037 3018 G Street Residence and Office** (Noticed on 05/8/07)

**Location:** 3018 G Street, District 3

**Recommendation:** Withdraw from agenda

**Contact:** Bradley E. Angell, Assistant Planner, (916) 808-8538

**Action:** No public comment. Moved, Seconded (Banes, Woo 9:0:0) to withdraw from agenda.

16. **M06-058 Convenience Recycling Facilities** (Noticed on 05/14/07)

**Location:** Citywide

**Recommendation: Recommend Approval and Forward to City Council** – Item A: Environmental Exemption per CEQA Section 15061 (b)(3); Item B: An Ordinance Amending Sections 17.24.16.010 and 17.24.050 of Title 17 of the Sacramento City Code Relating to Recycling Facilities.

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

**Action:** No public comment. Moved, Seconded (Notestine, Woo 9:0:0) to forward recommendations of approval to City Council.

17. **M07-039 Somatic Practitioner Establishment - Del Paso Blvd. SPD**

**Location:** Del Paso Blvd. SPD & Citywide, District 2 & Citywide

**Recommendation: Recommend Approval and Forward to City Council** – Item A: Environmental Exemption per CEQA section 15061 (b)(3); Item B: An Ordinance Amending Sections 17.16.010, 17.24.030, 17.24.050, 17.108.020(B), and 17.108.030

(B) of Title 17 of the Sacramento City Zoning Code relating to Somatic Practitioners' Establishments.

**Contact:** Robert W. Williams, Assistant Planner, (916) 808-7686; Sandra Yope, Senior Planner, (916) 808-7158

**Action:** No public comment. Moved, Seconded (Banes, Woo 9:0:0) to withdraw from agenda.

### Staff Reports

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

**18. P07-042 300 R Street Condominiums** (Noticed on 04/8/07)

**Location:** 1801 Third Street, District 4

**Recommendation:** Review and Provide Input

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

**Action:** No public comment. Moved, Seconded (Banes, Notestine 9:0:0) to continue to June 14, 2007.

### Public Comments- Matters Not on the Agenda

**19. None.**

### Questions, Ideas and Announcements of Commission Members

**20. Commissioner Notestine has accepted to sit as an advisor for Inclusionary Housing**

**Adjournment:** 11:05 pm