



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

June 14, 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

June 14, 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 8:35 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 24, 2007**

Location: (Citywide)

Recommendation: Approve Commission Minutes from May 24, 2007

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

Action: Moved, seconded (Notestine, Woo 8:0:1 recused – Wasserman) to approve minutes for May 24, 2007

2. **Approval of Special Meeting Minutes for May 31, 2007**

Location: (Citywide)

Recommendation: Approve Commission Special Meeting Minutes from May 31, 2007

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

Action: Moved, seconded (Notestine, Woo 8:0:1 recused - Wasserman) to approve minutes for May 31, 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.

3. **P06-098 Iris Subdivision** (Noticed on 04/20/07; 05/8/07)(Continued from 05/10/07; 05/24/07)

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

Recommendation: Approve – Item A: Environmental Exemption per CEQA Section 15332; Item B: Rezone 0.73 +/- gross acres from General Commercial (C-2) zone to Multi-Family (R-2A) zone; Item C: Tentative Subdivision Map to create twenty (20) residential lots from 2.8 +/- gross 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, Woo 8:1:0 No - Samuels) to approve staff recommendations with amended conditions.

4. **P07-001 Coke of Sacramento Expansion** (Noticed on 04/20/07; 05/8/07)
(Continued from 05/10/07; 05/24/07)
Location: 4101 Gateway Park Boulevard, District 1
Recommendation: Approve – Item A: Environmental Exemption per CEQA Guidelines Section 15332; Item B: PUD Schematic Plan Amendment to designate warehouse and office uses on 21.9± acres within the Coral Business Center PUD; Item C: Special Permit to expand an existing 165,000± square-foot warehouse/office facility to a 287,500± square-foot facility and to designate new parking areas on 21.9± acres within the Manufacturing--Industrial Park Planned Unit Development (MIP-PUD) and Manufacturing, Research and Development Planned Unit Development (MRD-20-PUD) zones in the Coral Business Center PUD; Item D: Variance to develop new outdoor storage areas within the Manufacturing--Industrial Park Planned Unit Development (MIP-PUD) zone.
Contact: David Hung, Associate Planner, (916) 808-5530; Lindsey Alagozian, Senior Planner, (916) 808-2659

Action: Public comment made by C. Holm. Moved, seconded (Woo, Banes 9:0:0) to approve staff recommendations

5. **P07-016 Austin Homes** (Noticed on 05/8/07) (Continued from 05/24/07)
Location: 2678 Forrest Street, District 2
Recommendation: Withdraw to be re-noticed
Contact: Evan Compton, Associate Planner, (916) 808-5260; Stacia Cosgrove, Senior Planner, (916) 808-7110

Action: No public comment. Moved, seconded (Notestine, Woo 9:0:0) to withdraw and re-notice

6. **M05-031/P05-077 Northgate 880/Panhandle** (Noticed on 05/04/07) (Continued from 05/24/07; 05/31/07)
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: L. Buchana, G. Sawyer, T. Trujilo, W. Garrison, R. Hack, C. Leo, C. Paros, C. Holm. Moved, seconded (Banes, Boyd recused – Yee, Notestine) to approve staff recommendations for items A through T with amended conditions and continue items U through BB. Substitute Motion: Moved, seconded (Wasserman, Samuels 4:3:2 No – Banes, Boyd, Givens; Recused – Yee, Notestine) to continue to June 28, 2007.

7. **M06-060 Nonconforming Homes Disaster Reconstruction** (Noticed on 05/24/07)
Location: Citywide
Recommendation: Continue to June 28, 2007
Contact: Robert W. Williams, Assistant Planner, (916) 808-7686

Action: No public comment. Moved, seconded (Notestine, Woo 9:0:0) to continue to June 28, 2007

8. **P06-208 Gateway Shopping Center Lot A** (Noticed on 05/24/07)
Location: NW Corner of Northgate Blvd. and Rio Tierra Ave., District 1
Recommendation: Approve – Item A: Environmental Exemption per CEQA Guidelines Section 15332; Item B: PUD Schematic Plan Amendment to depict a 6,000± square foot retail commercial building on the northwest corner of Northgate Blvd. and Rio Tierra Ave. within the Gateway Shopping Center PUD; Item C: Planning Commission Plan Review to allow the construction of a 6,000± square foot retail commercial building in the Shopping Center (SC-PUD) Zone within the Gateway Shopping Center PUD.
Contact: Stephen Kowalski, Associate Planner, (916) 808-4752; Lindsey Alagozian, Senior Planner, (916) 808-2659

Action: Public comment made by C. Holm. Moved, seconded (Wasserman, Boyd 9:0:0) to approve staff recommendations with amended conditions

9. **P07-007 19th Street Vineyard Church** (Noticed on 05/24/07)
Location: 2225 19th Street, District 4
Recommendation: Approve – Item A: Environmental Exemption per CEQA Guidelines Section 15301; Item B: Special Permit to establish a church in an existing building on 0.66± acres in the Heavy Commercial (C-4) Zone; Item C: Special Permit to locate parking off-site for a proposed church in the Heavy Commercial (C-4) Zone.
Contact: Michael York, Associate Planner, (916) 808-8239; Jeanne Corcoran, Senior Planner, (916) 808-5317

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

10. **P07-030 1328 Nogales St. Tentative Map** (Noticed on 05/24/07)
Location: 1328 Nogales Street, District 2
Recommendation: Approve – Item A: Environmental Exemption per CEQA Guidelines Section 15303; Item B: Tentative Map to subdivide one (1) 0.55± acre parcel into three (3) parcels in the Standard Single-Family (R-1) zone; Item C: Subdivision Modification to allow the creation of two (2) parcels without public street frontage; Item D: Variance to allow building permits for construction of two (2) single family residences without public street frontage.

Contact: Steven Kerr, Junior Planner, (916) 808-5416; Stacia Cosgrove, Senior Planner, (916) 808-7110

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

11. **P07-055 Promise House II** (Noticed on 05/24/07)
Location: 1731 P 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 0.12 acres in the Multi-Family Zone (R-5); Item C: Special Permit to waive parking.
Contact: Michael Parker, Assistant Planner, (916) 808-7483

Action: Public comment made by: W. Burg, D. Sinclair. Moved, seconded (Woo, Notestine 8:0:1 recused - Banes) to approve staff recommendations with amended conditions

12. **P07-058 Revolution Wines** (Noticed on 05/24/07)
Location: 2116 P Street, District - 3
Recommendation: Approve – Item A: Environmental Exemption per CEQA Guidelines Section 15301; Item B: Special Permit to allow alcohol sales in conjunction with wine tasting; Item C: Special Permit to waive required parking for a wine tasting room.
Contact: Jamie Cutlip, Assistant Planner, (916) 808-8684; Jeanne Corcoran, Senior Planner, (916) 808-5317

Action: Public comment made by: V. Gerlach, W. Burg, J. Genshlea. Moved, seconded (Banes, Wasserman 9:0:0) to approve staff recommendations with amended conditions

Staff Reports

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

13. **P07-042 300 R Street Condominiums** (Noticed on 04/8/07) (Continued from 05/24/07)
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. Received and input provided.

14. **P05-161 Cathedral Square** (Noticed on 05/24/07)
Location: SW Corner of 11th and J Street, District 1
Recommendation: Review and provide input
Contact: Evan Compton, Associate Planner, (916) 808-5260; Jeanne Corcoran, Senior Planner, (916) 808-5317

Action: Public comment made by: S. Garcia - Heberger. Received and input provided.

Public Comments- Matters Not on the Agenda

15. None.

Questions, Ideas and Announcements of Commission Members

16. None

Adjournment: 11:00 pm