



# 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

July 26, 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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# MINUTES

**July 26, 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 except Commissioner Banes

## 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 July 12, 2007**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from July 12, 2007

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

**Action:** Move, second, carried (Woo, Givens 8:0:0) to approve Commission Minutes from July 12, 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. **P06-150 Land Park Gas Station** (Noticed on 04/20/07; 05/8/07)(Continued from 05/10/07; 05/24/07; 07/12/07)

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

**Recommendation:** Continue to August 23, 2007

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

**Action:** No public comment. Move, second, carried (Woo, Notestine 8:0:0) to continue to August 23, 2007

### 3. **P06-154 Marconi Juliesse Estates** (Noticed on 06/25/07) (Continued from 07/12/07)

**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

**Action:** Public comment made by: L. LeBreuh, C. Munsee, G. Jenkins, B. Kohler, J. Kalenik, P. Clark, B. Aram, V. Castoreno.

**Motion:** Move, second, motion fails (Givens, Notestine 2:6:0 No- Samuels, Wasserman, Boyd, Woo, Contreras, Yee) to approve staff recommendations.

**Second Motion:** Move, second, carried (Samuels, Woo No - Givens, Notestine) with intent to deny staff recommendations.

4. **M07-053 Railyards Preliminary Plan**

**Location:** Richards Boulevard Redevelopment Area, District 1

**Recommendation: Approve** – Item A: Amend and Restate the Preliminary Plan for the Richards Boulevard Redevelopment Project to change the boundaries of the Richards Boulevard Redevelopment Project Area for transmittal to the Redevelopment Agency of the City of Sacramento; Item B: Preliminary Plan for the proposed new Railyards Redevelopment Project Area to select the boundaries of the Railyards Redevelopment Project Area for transmittal to the Redevelopment Agency of the City of Sacramento.

**Contact:** Rachel Hazlewood, Senior Project Manager, (916) 808-8645

**Action:** No public comment. Move, second, carried (Notestine, Woo 8:0:0) to approve staff recommendations

5. **P06-047 Township Nine (9)** (Noticed on 07/16/07)

**Location:** 430 North 7<sup>th</sup> Street; 819 North 7<sup>th</sup> Street; 424 North 5<sup>th</sup> Street, District 1

**Recommendation: Forward Recommendations to City Council** – Item A: Environmental Impact Report (EIR); Item B: Mitigation Monitoring Plan; Item C: Development Agreement (DA); Item D: Amendments to the Richards Boulevard Area Plan Facility Element relating to the street cross section for 7<sup>th</sup> street north of Richards Boulevard; Item E: Zoning Ordinance Text Amendments to amend the Richards Boulevard Special Planning District to make conforming changes with the Planned Unit Development (PUD) and Design Review Chapters of the Zoning Code; Item F: Rezone of approximately 45.17 net acres from Heavy Industrial Special Planning District including Parkway Corridor Overly and North and Central geographic area (M-2-SPD (PC, N&C)) zone to approximately 25.79 acres of Residential Mixed Use Planned Unit Development Special Planning District (RMX-PUD-SPD) zone, 6.02 acres of Office Building Planned Unit Development Special Planning District (OB-PUD-SPD) zone and 5.47 acres of Agriculture-Open Space Planned Unit Development Special Planning District (A-OS-PUD-SPD) zones; Item G: Establish Planned Unit Development (PUD) development guidelines and Schematic Plan to be known as Township Nine (9); Item H: Tentative Map to subdivide eleven (11) lots into thirty-six (36) lots in the American River Floodplain (ARP-F) and proposed Residential Mixed Use Planned Unit Development Special Planning District (RMX-PUD-SPD), Office Building Planned Unit Development Special Planning District (OB-PUD-SPD), and Agricultural Open Space Planned Unit Development Special Planning District.

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

**Action:** Public comment made by: F. Arnold, B. Waste, B. Weiland, W. Lewis, P. Klenknecht.

**Motion:** Move, second, withdrawn (Samuels, Woo) to continue to August 9, 2007.

**Second motion:** Move, second, carried (Samuels, Boyd 8:0:0) to forward Items A through F recommendations to City Council and continue Items G and H to August 9, 2007.

- 6. P07-041 Village Greens Asphalt Paving** (Noticed on 07/16/07)  
**Location:** Southeast and Southwest of the intersection of Bayou and Callison Drive. Bordered by Tarboro Drive and the north end of El Centro Road. South of Interstate Five (5) and north of Westlake Parkway, District 1  
**Recommendation: Adopt** – Item A: Previous Negative Declaration; Item B: Mitigation Monitoring Plan; **Approve** – Item C: Post subdivision modification to use asphalt instead of concrete to pave the alleys of a previously approved single family residential development on approximately twenty-five (25) acres in the R-1A PUD zone.  
**Contact:** Jennifer Matthews, Junior Planner, (916) 808-5591; Lindsey Alagozian, Senior Planner, (916) 808-2659  
**Action:** No public comment. Move, second, carried (Wasserman, Woo 8:0:0) to approve staff recommendations
- 7. P07-043 The Greens Motel** (Noticed on 07/16/07)  
**Location:** 1700 Del Paso Boulevard, District 2  
**Recommendation: Approve** – Item A: Environmental exemption per CEQA guidelines section 15301 (existing facilities); Item B: Special permit to establish a motel use; Item C: Special permit to waive seven (7) parking spaces associated with that use in the General Commercial Special Planning District (C-2-SPD) zone.  
**Contact:** Jennifer Matthews, Junior Planner, (916) 808-5591; Stacia Cosgrove, Senior Planner, (916) 808-2659  
**Action:** No public comment. Move, second, carried (Boyd, Notestine 8:0:0) to approve staff recommendations with amended conditions.
- 8. P07-076 Toplean Development** (Noticed on 07/16/07)  
**Location:** 3830 Northgate Boulevard, District 1  
**Recommendation: Approve** – Item A: Environmental exemption per CEQA guidelines section 15332; Item B: Plan review to construct a 7,320 square foot retail building with two (2) restaurants, within the Highway Commercial Review (HC-R) zone; Item C: Variance to reduce the north interior side setback from fifteen (15) feet to zero (0) feet on the property located on approximately one (1) acre, within the Highway Commercial Review (HC-R) zone.  
**Contact:** Stephanie Hockman, Junior Planner, (916) 808-7497; Lindsey Alagozian, Senior Planner, (916) 808-2659  
**Action:** No public comment. Move, second, carried (Notestine, Woo 8:0:0) to approve staff recommendations
- 9. P07-081 Natomas Town Center Sign Amendments** (Noticed on 07/16/07)  
**Location:** Northeast corner of Del Paso Road and East Commerce Way, District 1  
**Recommendation: Approve** – Item A: Environmental exemption per CEQA guidelines section 15301; Item B: Planned Unit Development (PUD) guidelines amendment to

amend signage guidelines for the Town Center PUD in the North Natomas Community Plan area.

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

**Action:** No public comment. Move, second, carried (Notestine, Woo 8:0:0) to approve staff recommendations

### **Staff Reports**

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

10. **None**

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

11. **None.**

### **Questions, Ideas and Announcements of Commission Members**

12. **Commissioner Samuels announced that she attended Innovated Parking Strategies in Sacramento and would like to do a report back on it.**

**Adjournment:** 10:13 pm