



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, 2nd Floor – Hearing Room

August 9, 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

August 9, 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 Commissioners Boyd and Banes. (Commissioner Boyd present at 5:45 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 July 26, 2007**

Location: (Citywide)

Recommendation: Approve Commission Minutes from July 26, 2007

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

Action: Move, second, carried (Woo, Contreras 7:0:0 Absent - Boyd) to approve Commission minutes from July 26, 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. **P05-161 Cathedral Square** (Noticed on 06/25/07) (Continued from 07/12/07)

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

Recommendation: Continue to August 23, 2007

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

Action: No public comment. Move, second, carried (Notestine, Woo 7:0:0 Absent - Boyd) to continue to August 23, 2007.

3. **P06-154 Marconi Juliesse Estates** (Noticed on 06/25/07) (Continued from 07/12/07; 07/26/07)

Location: The 3rd and 4th lots west of Connie Avenue between Marconi Circle and Juliesse Avenue, District 3

Recommendation: Deny – 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: G. Jenkins. Move, second, carried (Woo, Samuels 5:2:0 No – Notestine, Wasserman Absent - Boyd) to approve staff recommendations of denial.

4. **P06-047 Township Nine (9)** (Noticed on 07/16/07) (Continued from 07/26/07)
Location: 430 North 7th Street; 819 North 7th Street; 424 North 5th Street, District 1
Recommendation: Forward Recommendations to City Council – Item A: Establish Planned Unit Development (PUD) development guidelines and Schematic Plan to be known as Township Nine (9); Item B: 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: B. Weiland. Move, second, carried (Boyd, Woo 8:0:0) to forward recommendations to City Council.
5. **P05-043 The Church in Elk Grove** (Noticed on 07/27/07)
Location: 8768 Whitehouse Road, District 8
Recommendation: Approve – Item A: Environmental exemption per CEQA guidelines section 15332; Item B: Special Permit for a church to allow a 14,208 square foot church with 500 seats.
Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Tom Buford, Senior Planner, (916) 808-7931
Action: No public comment. Move, second, carried (Woo, Samuels 6:1:0 No – Notestine Absent - Boyd) to approve staff recommendations.
6. **P05-205 The Metropolitan** (Noticed on 07/27/07)
Location: Northeast corner of 10th and J Streets, District - 1
Recommendation: Continue to August 23, 2007
Contact: Michael York, Associate Planner, (916) 808-8239; Jeanne Corcoran, Senior Planner, (916) 808-5317
Action: No public comment. Move, second, carried (Notestine, Woo 7:0:0 Absent - Boyd) to continue to August 23, 2007.
7. **P07-003 Regency Park - Lot K** (Noticed on 07/27/07)
Location: Southeast corner of Amazon Avenue and Celebration Street, District 1
Recommendation: Forward recommendations to City Council – Item A: Addendum to previously adopted Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: General Plan amendment to re-designate approximately 5.6 acres from Public/Quasi-Public-Miscellaneous to Low Density Residential; Item D: Community Plan amendment to re-designate approximately 5.6 acres from General Public Facilities to Low Density Residential; Item E: Rezone approximately 5.6 acres from Standard Single-Family PUD (R-1-PUD) zone to Single-Family Alternative PUD (R-1A-PUD)

zone; Item F: Schematic Plan amendment to re-designate approximately 5.6 acres from Elementary School to Residential R-1A-PUD; Item G: Tentative Map to subdivide an approximately 5.6-acre parcel into thirty-seven (37) single family parcels in the proposed Single-Family Alternative PUD (R-1A-PUD) zone in the Northpointe Park Planned Unit Development.

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

Action: Public comment made by: D. Barnet. Move, second, carried (Notestine, Woo 7:1:0 No – Notestine) to forward recommendations to City Council.

8. **P07-020 First Samoan Congregational Christian Church** (Noticed on 07/27/07)
Location: 274 Morey Avenue, District 2
Recommendation: Approve – Item A: Environmental exemption per CEQA guidelines section 15332; Item B: Special Permit to establish a 6,620± square foot church building within a 4.48± acres site in the Standard Single-Family (R-1) zone.
Contact: David Hung, Associate Planner, (916) 808-5530; Stacia Cosgrove, Senior Planner, (916) 808-7110
Action: No public comment. Move, second, carried (Notestine, Woo 7:0:0 Absent - Boyd) to continue and re-notice to August 23, 2007.
9. **Z07-100 Appeal of Zoning Administrator’s Decision for Ricci’s Duplex**
(Noticed on 07/27/07)
Location: 2701 13th Street, District 4
Recommendation: Deny – Item A: Appeal of special permit to allow a reduced street side yard setback from 12.5 feet to 8.6 feet and a reduced driveway depth from twenty (20) feet to 8.6 feet for an existing single family home being converted to a detached duplex.
Contact: Elise Gumm, Assistant Planner, (916) 808-1927; Sandra Yope, Senior Planner, (916) 808-7158
Action: Public comment made by: G. Dorr, M. Krichman, C. Carlson, R. Sharma, B. Maerten, S. Carello, J. Stie, L. Lindberg or J. Meyers, A. Porrino, M. Robba, M. VanOchten. Move, second, carried (Woo, Wasserman 8:0:0) to continue and re-notice to August 23, 2007.

Staff Reports

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

10. **M07-061 Adoption of Thresholds of Significance for Environmental Reviews**
(Noticed on 07/27/07)
Location: Citywide
Recommendation: Withdrawn by staff
Contact: Jennifer Hageman, Senior Planner, (916) 808-5538; Lezley Buford, Principal Planner, (916) 808-5935
Action: No public comment. Withdrawn by staff.

11. **P07-063 The 65th Street Center** (Noticed on 07/27/07)
Location: 6507 4th Avenue, District 6
Recommendation: Receive and provide input
Contact: Kimberly Kaufmann-Brisby, Associate Planner, (916) 808-5590; Tom Buford, Senior Planner, (916) 808-7931
Action: Public comment made by: F. Arnold, M. Billingsley. Received and input provided.

Public Comments- Matters Not on the Agenda

12. None.

Questions, Ideas and Announcements of Commission Members

13. Staff handed out a memo regarding the Railyards project and joint meetings that will be held for it.
14. Commissioner Samuels and Wasserman have been invited to attend the interagency SMAQMD meeting on Wednesday August 15, 2007 to discuss parking policy.

Adjournment - 9:16 pm