



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:

Tom Pace, Long Range Planning Manager
Sabina Gilbert, Senior Deputy City Attorney
Michelle Skhal, Administrative Analyst

Historic City Hall
915 I Street, 2nd Floor – Hearing Room

August 16, 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 16, 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, Banes, and Samuels. (Commissioner Banes present at 5:35 pm, Commissioner Boyd present at 5:58 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.

None

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.

1. **2600 Capitol Office Building (P07-021)** (Noticed on 07/31/07)

Location: 2600 Capitol Avenue
Assessor's Parcel Number 007-0166-016
Council District 3

Recommendation: Approve - Item A: Environmental Determination: Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: Special Permit for a Major Project over 40,000 square feet in the General Commercial (C-2-SPD) Zone in the Alhambra Corridor Special Planning District; Item D: Special Permit to increase the height of an office building from 35 feet to 55.5 feet; Item E: Special Permit for off-site parking; Item F: Variance to reduce front step-back for building height over 26 feet; Item G: Variance to reduce interior sideyard step-back for building height over 26 feet; Item H: Special Permit for a Major Project

Contact: Michael Parker, Associate Planner, 808-7483; Jeanne Corcoran, Senior Planner, 808-5317

Action: Public comment made by: R. Inman, M. Whisler, R. Donahue, L Whitney, K. Kuepperalk. Move, second, carried (Woo, Wasserman 6:1:0 No – Banes, Recuse – Notestine, Absent - Samuels) to approve staff recommendations of approval, commission requests that applicant request City staff to add a handicap parking spot in front of the building.

Staff Reports

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

2. Sustainability Master Plan (SMP)

Location: Citywide

Recommendation: Receive and Provide Comment.

Contact: Helen Selph, Assistant Planner, 808-7852; Tara Goddard, Assistant Planner, 808-8332; Keith Roberts, Senior Engineer, 808-4726

Action: No public comment made. Received and comments provided.

3. A workshop on the McClellan Heights/Parker Homes Plan (M03-190)

Location/Council District: The area generally bounded on the north by Bell Avenue, the east by Winters Street, the south by interstate 80, and the west by Raley Boulevard. Council District-2 (Attachment 1-Project boundaries).

Recommendation: Staff requests the Commission review and comment on the McClellan Heights/Parker Homes Project.

Contact: Remi Mendoza, Assistant Planner, 808-5003, Jim McDonald, AICP, Senior Planner, 808-6848

Action: Public comment made by: L Price, G Little. Received and comments provided.

4. “Innovative Parking Strategies for the Sacramento Region” Workshop Report-Back

Location/Council District: Citywide

Recommendation: Receive and File

Contact: Jodi Samuels, planning.samuels@yahoo.com

Action: Continued to September 20, 2007 Long Range Planning Commission Meeting.

5. Sacramento Railyards Hearing Schedule

Location/Council District: Council District 1

Recommendation: Receive and File

Contact: Greg Bitter, Principal Planner, 808-7816

Action: No public comment made. Received and filed.

Public Comments- Matters Not on the Agenda

6. None.

Questions, Ideas and Announcements of Commission Members

7. **Commissioner Givens will be absent from next weeks meeting, August 23, 2007.**
8. **Commissioner Woo will be absent from the September 20th and 27th Planning Commission Meetings.**
9. **Commissioner Banes notified the Commission about the Sacramento Heritage, Inc. program that offers micro grants for repairs and improvements to qualified historic structures of up to 50% of the improvement costs.**

Adjournment - 8:18 pm