



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 23, 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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(916) 808-5656

MINUTES

August 23, 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 Givens (Commissioner Boyd present at 5:35 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 August 9, 2007**

Location: (Citywide)

Recommendation: Approve Commission Minutes from August 9, 2007

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

Action: Move, second, carried (Woo, Samuels 8:0:0) to approve Commission minutes from August 9, 2007 with corrections.

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: Approve- Item A: Environmental exempt, Section 15302; Item B: Special permit to expand an existing non-conforming use (gas station) from three fuel dispensers to four dispensers on 0.48+/- acres in the Limited Commercial (C-1) zone; Item C: Special Permit to extend the hours of operation for an existing convenience market on 0.48+/- acres in the Limited Commercial (C-1) zone; Item D: 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. Belver, L. Stetson, R. Sharner. Move, second, carried (Notestine, Woo 8:0:0) to continue to September 13, 2007.

3. **Z07-100 Appeal of Zoning Administrator's Decision for Ricci's Duplex** (Noticed on 07/27/07; 08/10/07) (Continued from 08/9/07)

Location: 2701 13th Street, District 4

Recommendation: Deny- Item A: Deny the appeal thereby approving the Special Permit to allow a reduced street side yard setback from 12.5 feet to 8.6 feet and a

reduced driveway depth from 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, 808-7158

Action: Public comment made by: K. Andrus, B. Maerton, J. Stie, A. Rota, C. Carlson, G. Dorr, J. Erra, M. Rodda, D. Wegner, K. Knepprath, R. Sharna, L. Stetson, K. Moncrief, E. McSweene, G. Green, P. Bakarich, N. Dilon, M. Ochoa, B. Tuohy, A. Ricci. Move, second, carried (Boyd, Woo 7:1:0 No - Wasserman) to continue to September 13, 2007 with the intent to deny staff recommendations of special permit.

- 4. P07-020 First Samoan Congregational Christian Church** (Noticed on 07/27/07, 08/10/07) (Continued from 08/09/07)
Location: 274 Morey Avenue, District 2
Recommendation: Approve – Item A: Exempt CEQA guidelines Section 15332; Item B: Special Permit to establish an approximately 6,620 square-foot church building within an approximately 4.48 acre site in the Standard Single-Family (R-1) zone; C. Variance to allow steeple to exceed the maximum height allowed for roof structures within the Standard Single-Family (R-1) zone.
Contact: David Hung, Associate Planner, 808-5530; Stacia Cosgrove, Senior Planner, 808-7110
Action: Public comment made by: L. Coffman.
Motion: Move, second, fails (Boyd, Banes 1:7:0 No – Notestine, Samuels, Woo, Wasserman, Banes, Boyd, Contreras) to approve staff recommendations with amended conditions. Motion fails.
Second Motion: Move, second, carried (Notestine, Wasserman 8:0:0) to continue and re-notice to date uncertain.
- 5. P05-161 Cathedral Square** (Noticed on 06/25/07) (Continued from 07/12/07, 08/09/07)
Location: Southwest corner of 11th and J Street, District 1
Recommendation: Withdraw to be re-noticed
Contact: Evan Compton, Associate Planner, (916) 808-5260; Jeanne Corcoran, Senior Planner, (916) 808-5317
Action: No public comment. Move, second, carried (Notestine, Woo 8:0:0) to be withdrawn and re-noticed to a date uncertain.
- 6. P05-205 The Metropolitan** (Noticed on 07/27/07) (Continued from 08/09/07)
Location: Northeast corner of 10th and J Streets, District - 1
Recommendation: Withdraw.
Contact: Michael York, Associate Planner, (916) 808-8239; Jeanne Corcoran, Senior Planner, (916) 808-5317
Action: No public comment. Move, second, carried (Notestine, Woo 8:0:0) to be withdrawn.

7. **P06-101 E Street Condominiums** (Noticed on 08/08/07)
Location: 1523 E Street, District 3
Recommendation: Continue to September 13, 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 8:0:0) to be continued to September 13, 2007.
8. **P06-116 Park Riviera Place** (Noticed on 08/08/07)
Location: 6655 Park Riviera Way, District 7
Recommendation: Forward recommendations of approval to City Council – Item A: Environmental exemption per CEQA guidelines section 15332; Item B: Community Plan Amendment to amend the Pocket Community Plan from residential 3-6 to Residential 7-15; Item C: Tentative Map to subdivide 1.34 acres into fourteen (14) single family lots and two (2) common area lots; Item D: Special Permit for alternative housing to construct fourteen (14) single-family homes in the Multi-Family (R-2A) zone.
Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Tom Buford, Senior Planner, (916) 808-7931
Action: Public comment made by: K. Baker, D. Aumen, B. Wiggins.
Motion: Move, second, fails (Notestine, Banes 2:6:0 No – Samuels, Woo, Wasserman, Boyd, Contreras, Yee) to forward recommendations of approval to City Council. Motion fails.
Second Motion: Move, second (Woo, Wasserman) to continue and be re-noticed to a date uncertain. Withdrawn.
Substitute Motion: Move, second, carried (Woo, Samuels 7:1:0 No – Banes) to forward recommendations of denial to City Council.
9. **P06-209 Dayton Street Subdivision** (Noticed on 08/08/07) (Continued from 04/12/07)
Location: 4111 & 4115 Dayton Street, District 2
Recommendation: Approve – Item A: Request to subdivide two parcels totaling (2.0±) acres into eight (8) single-family lots in the Standard Single-Family (R-1) Zone; Entitlements: A: Environmental exemption per CEQA guidelines section 15332 (Infill Development Projects); Item B: Tentative Subdivision Map to subdivide two (2) parcels totaling (2.0±) acres into eight (8) lots in the R-1 Zone; Item C: Subdivision Modification to allow single-family lots that are non-standard in depth in the R-1 Zone; Item D: Variance to allow single-family lots that are non-standard in depth in the R-1 Zone.
Contact: Evan Compton, Associate Planner, (916) 808-5260; Stacia Cosgrove, Senior Planner, (916) 808-7110
Action: No public comment. Move, second, carried (Notestine, Woo 8:0:0) to approve staff recommendations.
10. **P07-035 Heritage Point** (Noticed on 08/08/07)

Location: 5650 Natomas Boulevard, District 1

Recommendation: Approve – Item A: Previously adopted Mitigated Negative Declaration; Item B: Tentative Map for condominium purposes; Special Permit for alternative ownership housing (condominium); and Special Permit for a gated community.

Contact: Jennifer Matthews, Junior Planner, (916) 808-5591; Lindsey Alagozian, Senior Planner, (916) 808-2659

Action: No public comment. Move, second, carried (Notestine, Woo 8:0:0) to continue to September 13, 2007.

11. **P07-073 Kelly's Car Wash** (Noticed on 08/08/07)

Location: South side of Pocket Road east of Klotz Ranch Court, District 7

Recommendation: Approve – Item A: Environmental exemption per CEQA guidelines section 15332; Item B: Special Permit to develop a car wash in the Klotz Ranch PUD; Item C: Tentative Parcel Map to split one (1) 13.71 acre parcel into one (1) 0.98 acre parcel and one (1) 12.73 acre remainder parcel.

Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Tom Buford, Senior Planner, (916) 808-7931

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

12. **P07-112 2718 J Street Restaurant** (Noticed on 08/08/07)

Location: 2718 J Street, District 3

Recommendation: Approve – Item A: Environmental exempt per CEQA guidelines section 15301, Existing Facilities; Item B: Special permit to reduce parking for a proposed restaurant within the C2-MC-SPD zone within the Midtown Commercial Overlay Zone in the Alhambra Corridor Special Planning District; Item C: Special Permit for off-site parking for a proposed restaurant within the C2-MC-SPD zone within the Midtown Commercial Overlay Zone in the Alhambra Corridor Special Planning District

Contact: Michael Parker, Associate Planner, (916) 808-7483; Jeanne Corcoran, Senior Planner, (916) 808-5317

Action: Public comment made by: G. Raya, M. Hanks, G. Kelly. Move, second, carried (Banes, Woo 8:0:0) to approve staff recommendations with amended conditions.

13. **M07-048 Regulatory Improvement Package 07-B relating to Land Use Entitlement Processing** (Noticed on 08/10/07)

Location: Citywide

Recommendation: Recommend approval and forward to City Council – Item A: An ordinance amending section 17.16.010, 17.24.020, 17.24.030, 17.24.040, 17.24.050, 17.60.040, 17.76.010, ,17.80.050, 17.080.060, 17.88.020, 17.92.030, ,17.112.040, 17.132.320, 17.134.340, 17.134.430, 17.216.035, 17.220.045, and 17.220.050 to Title 17 of the Sacramento City Code (Zoning Code) relating to Land Use Entitlement Processing.; Item B - An ordinance amending sections 16.08.010, 16.12.030, 16.24.080, 16.32.010, 16.32.140, and 16.40.010 to Title 16 of the Sacramento City Code (Subdivision Code) relating to Tentative Map Processing.

Contact: Sandra Yope, Senior Planner, (916) 808-7158

Action: No public comment. Move, second, carried (Banes, Woo 8:0:0) to forward recommendations of approval to City Council with amended conditions.

Staff Reports

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

14. P05-097 Sacramento Railyards (Noticed on 06/25/07, 08/08/07)

Location: Downtown Sacramento Railyards

Recommendation: Receive and provide input- Review and comment on the Sacramento Railyards Specific Plan. The project proposes the development of approximately 244 acres within the plan area. The specific plan proposes development of a mixed use urban environment that would include between 10,000 -12,000 dwelling units, 2.3 million square feet of office, 1.3 million square feet of retail, 1,100 hotel rooms, 491,000 square feet of mixed use flex space, 485,390 square feet of historic/cultural uses, and fourth one (41) acres of open space. The proposed Railyards Specific Plan includes the City's proposed Sacramento Intermodal Facility at 5th and I Street covering thirty two (32) acres. An Environmental Impact Report (EIR) is being prepared for the Railyards Specific Plan and would be certified at the time of Plan adoption, along with approval of mitigation measures and the Mitigation Monitoring Plan. After completion of the EIR, the proposed actions include: (1) adoption of the Railyards Specific Plan (and repeal of the 1994 plan), (2) conforming amendments to the General Plan, Central City Community Plan, the Richards Boulevard Area Plan, and the Facility Element of the Railyards Specific Plan and the Richards Boulevard Area Plan, (3) approval of Design Guidelines and a Finance Plan for the public facilities as components of the Railyards Specific Plan, (4) amendment of the Railyards Special Planning District to implement the Railyards Specific Plan, and (5) approval of a Development Agreement with the property owner.

Contact: Nedzlene Ferrario, Senior Planner, (916) 808-7826, Gregory Bitter, Principal Planner, (916) 808-7816

Action: Public comment made by: K. Kneprath. Received and filed.

Public Comments- Matters Not on the Agenda

15. None.

Questions, Ideas and Announcements of Commission Members

16. Commissioner Samuels announced that there is a film about “Radiant City” that will be showing at LJ Urban on August 24, 2007 at 7:00 pm.

Adjournment – 11:10 pm