



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

September 13, 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

September 13, 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 Notestine

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 23, 2007**

Location: (Citywide)

Recommendation: Approve Commission Minutes from August 23, 2007

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

Action: Move, second, carried (Banes, Woo 6:0:2 Recused – Givens Absent - Boyd) to approve minutes from August 23, 2007.

2. **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, 08/23/07)

Location: 2701 13th Street, District 4

Recommendation: Deny- Item A: Item A. Environmental Determination: Categorical Exemption pursuant to CEQA Section 15303. Item B. Zoning Administrator 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 on approximately 0.17 acre developed parcel in the Standard Single Family (R-1) zone.

Contact: Elise Gumm, Assistant Planner, (916) 808-1927; Sandra Yope, Senior Planner, 808-7158

Action: Public comment made by: L. Ricci, G. Ricci, M. Rodda, A. Ricci, C. Carlson. Move, second, carried (Boyd, Samuels 5:2:1 No – Contreraz, Yee Recused - Givens) to continue to November 8, 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. **P06-150 Land Park Gas Station** (Noticed on 04/20/07; 05/8/07)(Continued from

05/10/07; 05/24/07; 07/12/07, 08/23/07)

Location: 4000 South Land Park Dr., District 4

Recommendation: Approve- Item A: Environmental exemption per CEQA guidelines section 15302; Item B: Special permit to expand an existing non-conforming use (gas station) from three (3) fuel dispensers to four (4) 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: R. Miller, K. McGill, J. Sales. Move, second, carried (Wasserman, Woo 7:0:1 Recused - Givens) to approve staff recommendations with amended conditions and to report back on Item B.

4. **P06-101 E Street Condominiums** (Noticed on 08/08/07)(Continued from 08/23/07)

Location: 1523 E Street, District 3

Recommendation: Forward Recommendations to City Council – Item A: Environmental Exemption per CEQA section 15332; Item B: Community Plan Amendment from Heavy Commercial to Multifamily; Item C: Rezone from Heavy Commercial C-4 to Multifamily R-4; Item D: Tentative Map for condominium purposes; Item E: Special Permit to allow alternative ownership housing

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

Action: No public comment. Move, second, carried (Banes, Wasserman 6:0:2 Recused – Givens Absent - Boyd) to approve staff recommendations.

5. **P07-035 Heritage Point** (Noticed on 08/08/07) (Continued from 08/23/07)

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: Public comment made by: J. Ellinwood. Move, second, carried (Givens, Woo 8:0:0) to continue and re-notice to October 11, 2007.

6. **P05-097 Sacramento Railyards Draft Environmental Impact Report - Public Comment Hearing** (Noticed on 08/20/07)

Location: Sacramento Downtown Railyards

Recommendation: Receive Public Comment on Sacramento Railyards Draft Environmental Impact Report.

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

Action: Public comment made by: E. Wong, R. Fuentes, R. Mills, S. Yee, S. Ong, J. Sales. Public comments received.

7. **P99-094 Leisure Vistas** (Noticed on 08/30/07)
Location: West Side of Rio Linda Boulevard, south of Robla Creek, District 2
Recommendation: Forward Recommendations to City Council – Item A: Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: General Plan Amendment to amend the existing designations to 22.57+ net acres of Medium Density Residential, 2.79+ net acres of Neighborhood/Community Commercial and Office, and 5.48+ net acres of Open Space; Item D: Community Plan Amendment to amend the North Sacramento Community Plan to 22.57+ net acres of Medium-High Density Residential, 5.48+ net acres of Retail/General Commercial, and 5.48+ net acres of Parks, Recreation, and Open Space; Item E: Rezone to amend the existing zoning designations to 22.57+ net acres Multi-Family Residential (R-3) zone, 2.79+ net acres General Commercial (C-2) zone, and 5.48+ net acres of Open Space (A-OS); Item F: PUD Schematic Plan Amendment to amend the previously approved PUD Schematic Plan (Hansen Lakes) to allow for the development of a retirement Community; Item G: PUD Guidelines Amendment to amend the previously approved PUD Guidelines (Hansen Lakes) to allow for the development of a retirement Community; Item H: Inclusionary Housing Plan
Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Stacia Cosgrove, Senior Planner, (916) 808-7110
Action: No public comment. Move, second, carried (Banes, Boyd 8:0:0) to continue to September 27, 2007.

8. **P03-018 Freeport Marketplace** (Noticed on 08/30/07)
Location: Southeast corner at the intersection of Freeport Blvd. and Meadowview Rd., District 8
Recommendation: Forward Recommendations to City Council – A request to commercially develop 6.1± vacant acres with ±52,200 sq. ft. of commercial mixed use building area in the proposed Shopping Center (SC) zone within the Airport Meadowview Community Plan area. Item A: Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: General Plan Amendment of ±6.1 acres from the Low Density Residential (4-15 du/na) to the Community/Neighborhood Commercial & Offices land use designation; Item D: Community Plan Amendment of ± 6.1 acres from the Residential 7-15 du/na to the Commercial land use designation; Item E: Rezone of ±6.1 acres from the Single-family Alternative (R-1A) to the Shopping Center (SC) zone; Item F: Tentative Map to merge two parcels comprising ±6.1 acres and then subdividing same into four parcels; Item G: Special Permit to construct and operate a drive-through facility; Item H: Special Permit to construct and operate a drive-through facility; Item I: Variance to modify the required vehicle stacking distance for a drive-through facility; Item J: Special Permit to construct and operate a veterinarian clinic in the Shopping Center (SC) zone; Item K: Variance to waive a portion of a required masonry wall separating commercial and residential uses; Item L: Plan Review of a commercial mixed use development with an approximate building area of 52,200 square feet in the Shopping Center (SC) zone.
Contact: Kimberly Kaufmann-Brisby, Associate Planner, (916) 808-5590; Jeanne Corcoran, Senior Planner (916) 808-5317
Action: No public comment. Move, second, carried (Banes, Woo 7:1:0 No - Samuels) to approve staff recommendations.

9. **P07-059 Arco AM PM** (Noticed on 08/30/07)
Location: 6698 Mack Road, District 8
Recommendation: Approve – Item A: Environmental Exemption per CEQA Section 15332; Item B: Special Permit for the demolition and construction of a service station in the General Commercial (C-2) zone; Item C: Special Permit to allow the sale of alcohol for off-site consumption in the General Commercial (C-2) zone; Item D: Special Permit to allow 24-hour operation of a convenience market in the General Commercial (C-2) zone.
Contact: Steve Kerr, Junior Planner, (916) 808-5416; Tom Buford, Senior Planner, (916) 808-6848
Action: No public comment. Move, second, carried (Woo, Givens 8:0:0) to approve staff recommendations with amended conditions.
10. **P07-069 Holiday Inn at Promenade** (Noticed on 08/30/07)
Location: 3681 North Freeway Boulevard, District 1
Recommendation: Approve – Item A: Addendum is to a previously Certified Environmental Impact Report (EIR) State Clearinghouse # 2000072035; **Adopt** - Item B: Mitigation Monitoring Plan; **Approve** - Item C: PUD Schematic Plan Amendment to depict the proposed hotel in the Promenade at Natomas PUD; Item D: Plan Review for a 4-story, approximately 72,765 square foot, 115-room hotel in the SC-PUD Zone within the Promenade at Natomas PUD.
Contact: Steve Kerr, Junior Planner, (916) 808-5416; Lindsey Alagozian, Senior Planner, (916) 808-2659
Action: No public comment. Moved, second, carried (Givens, Banes 8:0:0) to approve staff recommendations.
11. **P07-092 Homecoming at Creekside Gates** (Noticed on 08/29/07)
Location: 4800, 4840 and 4851 Kokomo Drive, District 1
Recommendation: Approve – Item A: Environmental Exemption per CEQA Section 15301; Item B: Special Permit to establish gates at private vehicular entrances at an existing multi-family development in the Multi-Family Planned Unit Development (R-4-PUD) zone in the Creekside PUD
Contact: David Hung, Associate Planner, (916) 808-5530; Stacia Cosgrove, Senior Planner, (916) 808-7110
Action: Public comment made by: A. Ashby. Move, second, carried (Banes, Givens 5:3:0 No – Contreraz, Woo, Yee) to approve staff recommendations with amended conditions and to report back in one year.
12. **P07-102 Santino Tasting Room** (Noticed on 08/30/07)
Location: 1003 L Street, District 1
Recommendation: Approve – Item A: Environmental Determination per CEQA Section 15301; and Item B: Special Permit to allow alcohol sales in conjunction with wine tasting.

Contact: Jennifer Matthews, Junior Planner (916) 808-5591; Jeanne Corcoran, Senior Planner (916) 808-5317

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

13. M05-048 R Street Corridor Special Planning District (SPD) Amendments
(Noticed on 08/20/07)

Location: The R Street corridor special planning district (SPD) encompasses the fifty-four (54) blocks bounded by Q Street on the north, S Street on the south, 2nd Street on the west, and 29th Street on the east.

Recommendation: Recommend Approval and Forward to City Council- Item A: Addendum to a previously adopted Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: Ordinance adding section 17.128.035 to, and amending sections 17.128.030 and 17.128.040 of Chapter 17.128 of Title 17 of the Sacramento City Code (the Zoning Code) relating to the R Street Corridor Special Planning District.

Contact: Jason Hone, Junior Planner, (916) 808-5749; Sandra Yope, Senior Planner, (916) 808-7158; William Crouch, AIA, FRAIA, NCARB, Urban Design Manager, (916) 808-8013

Action: Public comment made by: R. Banes, M. Malhotra. Move, second, carried (Wasserman, Woo 6:0:2 Recused – Samuels, Banes) to forward staff recommendations to City Council.

Staff Reports

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

14. P04-215 Mercy General Hospital and Sacred Heart Parish School (Noticed on 08/31/07)

Location: 4001 J Street, District 3

Recommendation: Receive and Provide Direction – Item A: Review and Comment for a request to construct a new heart center, twenty (20) residential units, and a new private school.

Contact: Evan Compton, Associate Planner, 808-5260; Gregory Bitter, Principal Planner, 808-7816

Action: Public comment made by: L. Schmidt, B. Vasques, D. Reiber, R. Luther, R. Fuentes, A. Morris, C. Bordin, S. McMillan, S. Schriefer, C. Czajkowski, J. Richardson, P. Romero, S. Mannis, Dr. S. Rossiter, J. Shiuey, J. Hastings, N. Lipps, M. Brown, A. Silber, R. Boie, Dr. G O'neill, R. Stewart, M. Sparkes, D. Dana III, R. Burnell, S. Brant, N. Wolford-Landers, S. Marjetts, M. Wang, S. Atkinson, M. Geiger, N. Cornelius, D. Edwards, L. Augusta, J. Home, F. Mack III, C. Nello, Dr. W. Green, J. Collins, B. Yeates. Received and direction provided.

Public Comments- Matters Not on the Agenda

15. None.

Questions, Ideas and Announcements of Commission Members

16. Commissioner Banes announced that the Sacramento Heritage Inc. Committees Micro Grants fund will be available September 24th.
17. Commissioner Samuels announced that next week at the September 20th meeting, she is giving a report back regarding the parking workshop and that there is a PARK (ing) event on September 21st (details to be provided on September 20th).
18. Commissioner Contreraz advised that he enjoyed the Special Railyards meeting on 09/11/07 and was looking forward to the next ones in October.

Adjournment: 12:00 am