



# 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" Baner

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

September 27, 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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(916) 808-5656

# MINUTES

**September 27, 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 for Commissioners Boyd and Woo.**

## 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 September 13, 2007**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from September 13, 2007

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

**Action:** No public comment. Moved, seconded, carried (Banes, Samuels, 6:0:1 – recused - Notestine) to approve staff recommendation.

## 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. P99-094 Leisure Vistas (Noticed on 08/30/07) (Continued from 08/23/07, 09/13/07)**

**Location:** West Side of Rio Linda Boulevard, South of Robla Creek, District 2

**Recommendation: Recommend approval and Forward to City Council –** Item A: Environmental Determination: Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: General Plan Amendment to amend the existing designations from 19.6+ acres of Low Density Residential, 21.2+ acres of Medium Density Residential, 7.0+ acres of Neighborhood/Community Commercial and Office, and 2.7+ acres of Parks, Recreation, and Open Space to 22.57+ acres of Medium Density Residential, 2.79+ acres of Neighborhood/Community Commercial and Office, 5.03+ acres of Open Space, and 22.53+ acres of Open Space (condemned); Item D: Community Plan Amendment to amend the North Sacramento Community Plan from 19.6+ acres of Residential 4-8, 9.2+ acres of Residential 11-21, 20.0+ acres of Residential 11-29, 7.0+ acres of Retail-General Commercial, and 2.7+ acres of Parks, Recreation and Open Space to 22.57+ net acres of Residential 11-29, 2.79+ net acres of Retail/General Commercial, and 5.03+ net acres of Parks, Recreation, and Open Space, and 22.53+ acres of Open Space (condemned); Item E: Rezone to amend the existing zoning designations to from 11.6+ acres of Standard Single-Family PUD (R-1-PUD), 9.2+ acres of Single-Family Alternative PUD (R-1A-PUD), 7.0+ acres of Multi Family PUD (R-2B-PUD), 13.0+ acres of Multi-Family PUD (R-3-PUD), 7.0+ acres of Shopping Center PUD (SC-PUD), and 2.7+ acres of Agriculture-Open Space (A-OS) to 22.57+ net acres Multi-Family Residential PUD (R-3-PUD) zone, 2.79+ net acres

General Commercial PUD (C-2-PUD) zone, 5.03+ net acres of Open Space (A-OS), and 22.53+ acres of Open Space (condemned); Item F: PUD Schematic Plan Amendment amending the portion of previously approved Hansen Lakes PUD Schematic Plan within the current project site and establishing a retirement community with the Leisure Vistas PUD; Item G: PUD Guidelines Amendment amending the previously approved Hansen Lakes PUD Guidelines and establishing a retirement community with the Leisure Vistas PUD; Item H: Tentative Map to subdivide 35.47+ acres into a 22.57+ acre parcel for residential development, a 2.79+ acre parcel for commercial development, and a 5.09+ acre parcel for a public park; Item I: Inclusionary Housing Plan.

**Contact:** Antonio Albog, Associate Planner, (916) 808-7702; Stacia Cosgrove, Senior Planner, (916) 808-7110

**Action:** No public comment. Moved, seconded, carried (Banes, Givens, 6:0:1 – recused - Notestine) to approve staff recommendation.

3. **M04-047 Freeport Annexation** (Noticed on 09/13/07)

**Location:** located within the City of Sacramento's adopted Sphere of Influence, bounded on the west by the Yolo County line (centerline of the Sacramento River), on the north and east by the Sacramento City limits, and the southern property line of Bartley Cavanaugh golf course., District 7

**Recommendation: Recommend approval and Forward to City Council** – Item A. Environmental Determination: Addendum to the previously approved Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: Reorganization – Annexation to the City of Sacramento and Detachment from the Courtland Fire Protection District, County Services Area (CSA) 4-C (Delta Parks), Florin Resource Conservation District, and County Service Area #1; Item D: General Plan Amendment from Sacramento County Land Use Designations to City of Sacramento Land use Designations: adding 1.11+ acres from Sacramento County Recreation (REC) to City Parks-Recreation-Open-Space (OS) for one parcel within the Town of Freeport annexation area; Item E: Pre-zone of 1.11± acres from Sacramento County Zoning DW-R to City of Sacramento Zoning F(SPD);

**Contact:** Scot Mende, New Growth Manager (916) 808-4756; Ellen Marshall, Senior Planner (916) 808-5851

**Action:** Public comment made by Tracy Oto. Moved, seconded, carried (Notestine, Banes, 7:0:0) to approve staff recommendation.

4. **P05-019 Kim Subdivision** (Noticed on 09/13/07)

**Location:** 3940 14th Avenue, District 5

**Recommendation:** Continued to 10/11/07

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

**Action:** No public comment. Moved, seconded, carried (Notestine, Banes, 7:0:0) to approve staff recommendation to continue to October 11, 2007 meeting.

5. **P06-038 Southwood Townhomes Condominium Conversion** (Noticed on 09/13/07)

**Location:** 54 Quay Court, District 4

**Recommendation: Recommend approval and Forward to City Council – Item A:** Categorical Exemption pursuant to CEQA Section 15301(k); **Item B:** Special Permit: for condominium conversion to convert an existing 98-unit rental apartment complex to a 98-unit for-sale condominium complex in the Multi-Family (R-2A & R-2B) zone.

**Contact:** Elise Gumm, Assistant Planner, (916) 808-1927; Mark Martin, Senior Planner, (916) 808-5945

**Action:** Public comment made by M. Owens. Moved, seconded, carried (Banes, Givens, 6:1:0 – No - Samuels) to approve staff recommendation.

6. **P06-058 Robla School District Monopole** (Noticed on 09/14/07, 09/17/07)

**Location:** 5248 Rose Street, District 1

**Recommendation: Approve –** Item A: Exempt per CEQA 15303; Item B: Special Permit to construct a 75 foot tall monopole (flagpole design) with 3 new and 3 future panel antennas, with radio equipment placed on a 9' x 16' pad within a 24' x 23' lease area.

**Contact:** Mark Kraft, Associate Planner, (916) 808-8116; Mark Martin, Senior Planner, (916) 808-5945

**Action:** No public comment. Moved, seconded, carried (Notestine, Banes, 7:0:0) to approve staff recommendation.

7. **P06-125 2987 Franklin Subdivision** (Noticed on 09/13/07)

**Location:** 2987 Franklin Boulevard, District 5

**Recommendation: Approve-** Item A: Exempt - CEQA 15332; Item B: Tentative Map to subdivide 0.123 acres into three lots. Item C: Special Permit to construct three single-family homes in the General Commercial (C-2) Zone.

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

**Action:** No public comment. Moved, seconded, carried (Wasserman, Banes, 6:0:1 – recused - Givens) to approve staff recommendation.

8. **P06-211 3030 T Urban Living** (Noticed on 09/14/07)

**Location:** 3030 T Street, District 4

**Recommendation: Receive and Provide Direction –** Item A: Exempt 15332; Item B: Review and Comment for a request to develop 12 condominium units with 13 parking spaces on approximately .15 net acres.

**Contact:** Evan Compton, Associate Planner, (916) 808-5260; Stacia Cosgrove, Senior Planner, 808-7110

**Action:** No public comment made. Received and direction provided.

9. **P07-020 First Samoan Congregational Christian Church** (Noticed on 09/14/07)

**Location:** 274 Morey Avenue, District 2

**Recommendation: Approve –** Item A: Exempt (CEQA Guidelines Section 15332); Item B: Special Permit to establish an approximately 7,030 square-foot church building within an approximately 4.48 acre site in the Standard Single-Family (R-1) zone; Item C: Variance to allow steeple to exceed the maximum height allowed for roof structures within the Standard Single-Family (R-1) zone and then subdividing same into four parcels;

**Contact:** David Hung, Associate Planner, 808-5530, (916) 808-5590; Stacia Cosgrove, Senior Planner, 808-7110

**Action:** No public comment. Moved, seconded, carried (Notestine, Samuels, 6:0:1 – recused - Givens) to approve staff recommendation.

10. **P07-022 1418 E Street Garage Unit** (Noticed on 09/14/07)

**Location:** 1418 E Street, District 3

**Recommendation:** Withdrawn to be re-noticed

**Contact:** Jennifer Matthews, Junior Planner (916) 808-5591; Stacia Cosgrove, Senior Planner (916) 808-7110

**Action:** No public comment. Moved, seconded, carried (Notestine, Banes, 7:0:0) to approve staff recommendation.

11. **P07-060 Natomas Crossing Parcel 71** (Noticed on 09/14/07)

**Location:** 3575 Airport Road (Southeast corner of Tanzanite Way & E Commerce Way), District 1

**Recommendation: Recommend approval and Forward to City Council** – Item A: Addendum to Previously Adopted Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: Rezone one parcel totaling approximately 5.2 acres from Employment Center 30 Planned Unit Development (EC-30-PUD) zone to Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; Item D: PUD Schematic Plan Amendment to re-designate an approximately 5.2 acres parcel from Employment Center to Medium Density Residential within the Natomas Crossing Planned Unit Development.

**Contact:** David Hung, Associate Planner, 808-5530; Stacia Cosgrove, Senior Planner, 808-7110

**Action:** No public comment. Moved, seconded, carried (Banes, Wasserman, 7:0:0) to approve staff recommendation.

12. **P07-065 Capitol Villa Condo Conversion** (Noticed on 09/14/07)

**Location:** 1411 E Street, District 3

**Recommendation: Approve** – Item A: Environmental Determination: Exemption 15331 Existing Facilities; Item B: Tentative Map to create one lot on 0.15 acres for condominium purposes in the R-3A zone; Item C: Special Permit for conversion of an existing vacant fourplex apartment into four condominium units.

**Contact:** Elise Gumm, Assistant Planner -- 808-1927; Stacia Cosgrove, Senior Planner, 808-7110

**Action:** No public comment. Moved, seconded, carried (Banes, Samuels, 7:0:0) to approve staff recommendation.

13. **P07-079 5756 Wallace Avenue Residential Care Facility** (Noticed on 09/14/07)

**Location:** 5756 Wallace Avenue, District 6

**Recommendation: Approve** – Item A: Exempt per CEQA Section 15332; Item B: A request for a Special Permit to construct a new 3,936 square foot residential care facility in the Standard Single-Family (R-1) zone.

**Contact:** Stephanie Hockman, Junior Planner, 916-808-7497; Mark Martin, Senior Planner, 916-808-5945

**Action:** No public comment. Moved, seconded, carried (Banes, Contreras, 7:0:0) to approve staff recommendation.

14. **P07-128 Urban Outfitters Signage** (Noticed on 09/14/07)

**Location:** 1703 Arden Way, District 3

**Recommendation: Approve** – Item A: Environmental Exemption per CEQA Section 15311; Item B: Variance to increase the number of attached signs and total allowed sign area for a tenant space located within the Market Square Shopping Center, in the General Commercial (C-2) zone.

**Contact:** Steven Kerr, Junior Planner, 808-5416; Stacia Cosgrove, Senior Planner, 808-7110

**Action:** No public comment. Moved, seconded, carried (Banes, Notestine, 7:0:0) to approve staff recommendation.

15. **M05-046 / P05-069 Greenbriar** (Noticed on 09/14/07)

**Location:** Southwest Corner of the Intersection of Highway 99 and Elkhorn Boulevard,

**Recommendation: Recommend approval and Forward to City Council** – Item A: Environmental Impact Report (EIR); Item B: Mitigation Monitoring Plan; Item C: Repeal of Resolution No. 2001-518; Item D: ~~City of Sacramento Sphere of Influence Amendment (Completed)~~; Item E: Reorganization – Annexation to the City of Sacramento and Sacramento Regional County Sanitation District and Detachment from the Natomas Fire Protection District (FPD); Item F: Tax Exchange Agreement between the City of Sacramento and the County of Sacramento; Item G: ~~Development Agreement between the City of Sacramento and Riverwest Investments LLC (Deferred pending consultation with federal and state wildlife agencies (USFWS/CDF) regarding HCP/ITP)~~; Item H: Finance Plan; Item I: Inclusionary Housing Plan; Item J: General Plan Map Amendment to designate 577± acres as Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Parks-Recreation-Open Space, Water (W), Community/Neighborhood Commercial and Offices (CNCO), and Major and Secondary Roads; Item K: Pre-zone of 577± acres to Standard Single-Family Planned Unit Development (R-1-PUD), Single-Family Alternative Planned Unit Development (R-1A-PUD), Multi-Family Planned Unit Development (R-2B-PUD), Multi-Family Planned Unit Development (R-3-PUD), Agriculture-Open Space Planned Unit Development (A-OS-PUD), Shopping Center Planned Unit Development (SC-PUD), Limited Commercial Planned Unit Development (C-1-PUD); Item L: Planned Unit Development (PUD) Establishment to create PUD Guidelines and a Schematic Plan for the Greenbriar Planned Unit Development (PUD); Item M: ~~Tentative Master Parcel Map to subdivide 577± acres into 53± master parcels (Deferred pending consultation with federal and state wildlife agencies (USFWS/CDF) regarding HCP/ITP)~~; Item N: ~~Tentative Subdivision Map to subdivide 577± acres into low density residential, medium density residential, high density residential, village commercial, community commercial, school, private park, public park, lake, open space, light rail corridor, landscape, and pedestrian paseo lots (Deferred pending consultation with federal and state wildlife agencies (USFWS/CDF) regarding HCP/ITP)~~; Item O: ~~Subdivision Modifications (Deferred pending consultation with federal and state wildlife agencies (USFWS/CDF) regarding HCP/ITP)~~; Item P: Airport Land Use Commission (ALUC) Override

**Contact:** Arwen Wacht, Associate Planner, (916) 808-1964; Scot Mende, New Growth Manager, (916) 808-4756

**Action:** Public comment made by Phil Serna, William Kopper, Jim Pacht. Moved, seconded, (Samuels, Wasserman) to continue after public testimony. Motion withdrawn. Substitute motion: Moved, seconded, carried (Banes/Givens, 6:1:0, No - Yee) to stop all discussion and continue to October 11, 2007.

### Staff Reports

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

None

### Public Comments- Matters Not on the Agenda

16. None.

### Questions, Ideas and Announcements of Commission Members

17. Notestine stated that the Policy Sub-committee had a meeting to discuss special topics of which there was a list generated and they would like to schedule a meeting as soon as possible to discuss the items. At least an hour to 2 hours on the Agenda to discuss the items or even a special meeting just for the items.
18. Notestine requested a Report Back on previous discussions with DOC related to Streamlining. And resurrect the committee to meet with the DOC members to review a draft of the ordinance governing the commission and how it might change. Also the discussion whether or not there should be categories for the commission. Request forwarded to Staff.
19. Contreras had questions regarding Inclusionary Housing.
20. Givens had questions regarding the noticing process.

Adjournment – 9:20pm