



# Minutes Special Meeting 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

Historic City Hall  
915 I Street, 2<sup>nd</sup> Floor – Hearing Room

November 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, 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 Special Meeting

**November 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 for Commissioners Boyd and Yee.**

## 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.

## 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. P05-097 Sacramento Railyards** (Noticed on 11/02/07)  
**Location:** Generally east of Sacramento River, south of City Water Treatment Plant and North B Street, west of 12 Street, north and west of the Alkali Flat neighborhood, north of H Street between 5th and 7th , and northwest of 5th & I Street., District 1  
**Recommendation: Forward to City Council - Item A:** Environmental Determination: Environmental Impact Report and adopting Findings of Fact, Mitigation Monitoring Program and Statement of Overriding Considerations; **Item B.** General Plan Text Amendment to change the location of the Sacramento Intermodal Facility from 7th & North B Streets to 5th and I Streets; **Item C.** Central City Map Amendments to incorporate the new Sacramento Railyards Specific Plan and to re-designate 244 acres from Downtown Commercial Mixed Use, Transit Oriented Commercial Mixed-Use District, Riverfront Commercial District, Transportation Rail Intermodal, Office, Public Utilities, Residential Mixed Use District, Central Shops District, Open Space and Parks to Special Planning District; **Item D.** Text amendments to 1994 Facility Element of the Railyards Specific Plan and the Richards Boulevard Area Plan to delete the Railyards Specific Plan Area from the Facility Element so that it only pertains to the Richards Boulevard Plan Area and to revise the Vehicular Circulation Plan and the Light Rail System Plan within the Richards Blvd Plan Area to incorporate the changes set out in the Sacramento Railyards Specific Plan; **Item E.** Bikeway Master Plan Map Amendments to incorporate the Sacramento Railyards Specific Plan Bicycle Network; **Item F.** Rescind the 1994 Railyards Specific Plan (repealing Resolutions 94-0736 and 96-0645) and Adopt the Sacramento Railyards Specific Plan; **Item G.** Sacramento Railyards Design Guidelines; **Item H.** Sacramento Railyards Special Planning District; **Item I.** City Zoning Code (Title 17) Amendments as follows: amendments to Section 17.20.010 and Repealing and Reenacting Chapter 17.124 , Railyards Special Planning District (SPD) and establishing the following new zoning districts for the Railyards SPD (M07-097): Residential Commercial Mixed Use (RCMU) Residential Mixed Use (RMU) Office Residential Mixed Use (ORMU), and amendments to the City Code Relating to the Railyards Sign Regulations; **Item J.** Amendments to City Sign Code (Title 15) as

follows; adding Section 15.148.195 to Chapter 15.148 (the Sign Code), and adding Section 15.148.195 to Chapter 15.148 (the Sign Code) of Title 15 of the Sacramento City Code; **Item K.** Adopt Railyards Specific Plan Public Facilities Financing Plan; **Item L.** Railyards Inclusionary Housing Plan pursuant to Chapter 17.190 Mixed Income Housing Ordinance; **Item M.** Development Agreement between City of Sacramento and S. Thomas Enterprises of Sacramento, LLC; **Item N.** Rezone the Railyards property owned by S. Thomas Enterprises of Sacramento, LLC comprising 179.82 acres from C-3 SPD & M-2-SPD to the following zoning districts; Office/Residential Mixed Use (ORMU-SPD) 21.88 acres; Residential Commercial Mixed Use (RCMU-SPD) 70.68 acres; and Residential Mixed Use (RMU-SPD) 54.37 acres; **Item O.** Master Tentative Parcel Map to create 108 lots from 179.82 net acres and Modifications of City Subdivision Code (Title 16) of the City Code for the Railyards Master Parcel Tentative Map; **Item P.** Repealing and Restating the Memorandum of Understanding between the State Department of Toxic Substances Control, the City of Sacramento, and Thomas Regarding Remediation and Redevelopment of the Sacramento Locomotive Works and Repealing the 2000 Environmental Oversight Agreement; **Item Q.** Repealing Chapter 18.48 of the City Code, Development in the Sacramento Railyards; and **Item R.** Approve the Water Assessment Report for the Sacramento Railyards Project.

**Contact:** Nedzlene Ferrario, Senior Planner, 808-7826; Gregory Bitter, Principal Planner, 808-7816

**Action:** Public comment made by Diane Lucky, William Burn, John Marshack, Sofia Sarabia, Cassandra Brohooose, Jeff Setsher, William Kopper, Dennis Boyd, Rich Tolmalh, Randell Hansen, Roxanne Miller, Brooks Truitt. Moved, seconded, carried, (Samuels, Banes, 7, 0, 0) to approve staff recommendations.

### Staff Reports

None

### Public Comments- Matters Not on the Agenda

2. None.

### Questions, Ideas and Announcements of Commission Members

3. Notestine, Banes and Contreraz thanked staff for the good work on the Railyards project.

Adjournment- 08:45 PM