



Minutes City of Sacramento 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

New City Hall
915 I Street, 1st Floor – Council Chambers

February 14, 2008 – 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

February 14, 2008

*New City Hall
915 I Street – 1st Floor, Council Chambers*

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 with the exception of Commissioners Boyd and Banes. Commissioner Givens arrived at 5:41 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 January 24, 2008**

Location: (Citywide)

Recommendation: Approve Commission Minutes from January 24, 2008

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

Action: Moved, seconded and carried (Contreras, Samuels, 6, 0, 0; Givens absent) to approve minutes.

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. **P07-103 Grant Joint Union High School District Administration Center**

(Noticed on 01/31/08) (Continued from 01/24/08)

Location: 1690 Bell Avenue, District 2

Recommendation: Forward Recommendations to City Council – Item A: Environmental Impact Report; Item B: Mitigation Monitoring Plan; Item C: Rezone/Prezone an approximately 11.24 acres parcel from Light Industrial Review (M-1S-R) zone to Office Review Special Planning District (OB-R-SPD) zone; Item D: Lot Line Adjustment/Parcel Merger to adjust the lot line between two parcels totaling approximately 20.91 acres; Item E: Development Plan Review-New Site Plan to construct four office buildings totaling approximately 140,700 square feet within an approximately 11.24 acres parcel in the Office Review Special Planning District (OB-R-SPD) zone.

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

Action: Public comment made by Gary Collier. Moved, seconded and carried (Samuels, Woo, 7, 0, 0) to continue to March 13, 2008.

3. **P07-086 Santos Half-Plex** (Noticed on 01/31/08)
Location: 529 T Street, District 4
Recommendation: Approve – Item A: Exempt per CEQA 15332-Infill Development Projects; Item B: Tentative Map to subdivide one parcel into two parcels; Item C: Special Permit to develop two half-plex lots in the R-3A zone.
Contact: Mark Kraft, Associate Planner, 916-808-8116; Mark Martin, Senior Planner, 916-808-5945
Action: No public comment. Moved, seconded and carried (Contreraz, Wasserman, 6, 0, 0; Givens absent) to approve staff recommendations.

4. **P07-100 Elder Creek Business Park No. 2** (Noticed on 01/31/08)
Location: 8671 Morrison Creek Drive 8651 Morrison Creek Drive, District 6
Recommendation: Approve – Item A: Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: Tentative Map To subdivide one lot into 14 lots on approximately 12.67 acres in the Heavy Industrial (M-2S) zone.
Contact: Michael York, Associate Planner, 916-808-8239; Mark Martin, Senior Planner, 916-808-5945
Action: No public comment. Moved, seconded and carried (Woo, Samuels, 6, 0, 0; Givens absent) to approve staff recommendations.

5. **P07-116 El Camino Walgreens** (Noticed on 01/31/08)
Location: 2472 Beaumont Street, District 2
Recommendation: Approve – Item A: Exempt per CEQA 15332-Infill Development Projects; Item B: Rezone/Prezone a portion of the project site from Standard Single-Family (R-1) to General Commercial (C-2); Item C: Special Permit-Drive Thru to allow a drive-through facility in the C-2 zone; Item D: Variance-Setback to reduce the required front and street side setbacks; Item E: Variance to reduce the required vehicle stacking distance for a drive-through facility; Item F: Variance to reduce the required drive aisle maneuvering width.
Contact: Steven Kerr, Development Services Department, 916-808-5416; Stacia Cosgrove, Senior Planner, 808-7110
Action: No public comment. Moved, seconded and carried (Notestine, Givens, 7, 0, 0) to approve staff recommendations.

6. **P07-124 Copperstone Village 1** (Noticed on 01/31/08)
Location: 8000 W Stockton Boulevard, District 8
Recommendation: Withdrawn to be renoticed
Contact: Paul Philley, Junior Planner, 916-808-5714; Mark Martin, Senior Planner, (916) 808-5945
Action: Withdrawn to be renoticed.

7. **P07-125 Copperstone Villages 2 & 3** (Noticed on 01/31/08)
Location: 7600 W Stockton Boulevard, District 8
Recommendation: Withdrawn to be renoticed
Contact: Paul Philley, Junior Planner, 916-808-5714; Mark Martin, Senior Planner, (916) 808-5945
Action: Withdrawn to be renoticed.

8. **P07-129 Bicentennial Circle Office Building** (Noticed on 01/31/08)
Location: 20 Bicentennial Circle, District 6
Recommendation: Withdrawn to be noticed
Contact: Sean R. Flanagan, DSD - Assistant Planner, 916-808-4752; Stacia Cosgrove, Senior Planner, (916) 808-7110
Action: Withdrawn to be noticed.
9. **P07-148 CA-SAC082C Village Green** (Noticed on 01/31/08)
Location: 1896 Bell Avenue, District 2
Recommendation: Approve— Item A: Exempt per CEQA 15301-Existing Facilities; Item B: Special Permit-Antennas/Wireless To locate antennas and microwave dishes at the top of an existing 100' high PG&E tower and construct equipment cabinets on a portion of 34.8 developed acres in the Standard Single Family (R-1) zone.
Contact: Michael York, Associate Planner, 808-8239; Mark Martin, Senior Planner, 916-808-5945
Action: Public comment made by Gary Collier. Moved, seconded and carried (Woo, Givens, 7, 0, 0) to approve staff recommendations.
10. **P07-164 1813 Capitol Ave Mixed Use Project** (Noticed on 01/31/08)
Location: 1813 Capitol Ave, District 3
Recommendation: Approve— Item A: Exempt per CEQA 15332-Infill Development Projects; Item B: Tentative Map to divide one parcel into five condo units; Item C: Special Permit-Parking Reduction to waive retail parking spaces; Item D: Special Permit-Parking to provide tandem parking; Item E: Variance-Setback to reduce the required front yard setback; Item F: Variance to reduce the required maneuvering area.
Contact: Jamie Broker, Junior Planner, 916-808-1928; Stacia Cosgrove, Senior Planner, 916-808-7110
Action: Public comment made by William Burg, Bruce Holmes, DeAnna Amende, Vivian Gerlach, George Raya, Monica Hernandez. Moved, seconded and carried (Samuels, Woo, 4, 2, 0 - No: Givens, Contreras, Notestine absent) to approve staff recommendations with amended conditions.
11. **P08-004 Bloodsource** (Noticed on 01/31/08)
Location: 1709 16th St, District 3
Recommendation: Approve— Item A: Exempt per CEQA 15301-Existing Facilities; Item B: Special Permit-Non-Conforming Use to allow a change from one non-conforming use (retail store) to another non-conforming use (medical office); Item C: Special Permit-Parking Reduction to waive some of the required parking spaces for a Medical Office use.
Contact: Steven Kerr, Junior Planner, (916) 808-5416; Stacia Cosgrove, Senior Planner, 916-808-7110
Action: Public comment made by Leslie Peotos Moved, seconded and carried (Wasserman, Woo, 6, 0, 1 Notestine recused) to approve staff recommendations.

Staff Reports

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

- 12. P07-002 831 L Street** (Noticed on 01/11/08)
Location: 831 L Street, District 1
Recommendation: Receive and Provide Direction – A request to construct one of two project alternatives, either an Office project or a Residential project. The Office alternative is an approximately 356,050 square feet 13-story commercial mix-used high-rise building that consists of 219,730 square feet of office space, approximately 6,500 square feet of retail space, and 343 off-street parking spaces. The Residential alternative is an approximately 343,300 square feet 15-story residential mix-used high-rise building that consists of 173 residential condominium units, approximately 6,500 square feet of retail space, and 219 off-street parking spaces. The project is proposed on an approximately 0.624 acre developed parcel within the Central Business District (C-3) zone. Anticipated entitlements include; an environmental impact report, a Mitigated Monitoring Plan, a Tentative Map for condominiums units, a Special Permit for condominium units, a Special Permit for major project, a Special Permit for parking reduction, a Special Permit for tandem parking, and a Variance for ground floor retail requirement.
Contact: Elise Gumm, Assistant Planner, 808-1927; Stacia Cosgrove, Senior Planner, 808-7110
Action: No public comment. Received and provided direction.
- 13. Paperless Agenda Materials Procedure and Timetable** (Oral) (Continued from 1/24/08)
Location: Citywide
Recommendation: Receive and file
Contact: David Kwong, Planning Manager, (916) 808-2691
Action: No public comment. Received and filed.
- 14. Discussion regarding constituent letter to Development Oversight Commission** (Continued from 1/24/08)
Location: Citywide
Recommendation: Review and Comment
Contact: David Kwong, Planning Manager, (916) 808-2691
Action: No public comment; item to be added to February 21, 2008 agenda.
- 15. Election of the Chair and Vice Chair of the Planning Commission for 2008**
Location: Citywide
Recommendation: Receive and file
Contact: David Kwong, Planning Manager, (916) 808-2691
Action: No public comment. Moved, seconded and carried (Yee, Wasserman 6, 0, 0; absent Notestine) to elect Woo as Chair. Moved, seconded and carried (Woo, Samuels, 6, 0, 0; absent Notestine) to elect Notestine as Vice Chair.

Public Comments- Matters Not on the Agenda

16. None

Questions, Ideas and Announcements of Commission Members

17. None

Adjournment-10:00 PM