



# Agenda City of Sacramento Planning Commission

## COMMISSION MEMBERS:

Joseph Contreraz  
Joseph Yee, AIA  
Michael Notestine, Vice Chair

Darrel Woo, 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

New City Hall  
915 I Street, 1<sup>st</sup> Floor – Council Chambers

April 24, 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 300 Richards Blvd, 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) 808-5908 at least 48 hours prior to the meeting.



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(916) 808-5656

# AGENDA

**April 24, 2008**

***New City Hall  
915 I Street – 1<sup>st</sup> 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

#### 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 April 17, 2008**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from April 17, 2008

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

#### 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. **P07-022 1418 E Street – Unit on Alley** (Noticed on 03/14/08) (Continued from 03/27/08)

**Location:** 1418 E Street Between 14th & 15th Street, on alley between E & F Streets, Downtown Sacramento, District 3

**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Rezone-Up to 2 acre Residential From Multi-Family (R-3A) to Multi-Family (R-4); **Item C:** Development Plan Review-Major Mod To construct one apartment unit with garage for a total of five units on approximately 0.10 acres.

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

#### 3. **P99-091 Natomas Landing** (Noticed on 04/11/08)

**Location:** Northeast Corner of Del Paso Road and El Centro Road, District 1

**Recommendation: Forward Recommendation of Denial to City Council - Item A:** Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15270(a), CEQA does not apply to projects which a public agency rejects or disapproves; **Item B:** Misc-Development Agreement; **Item C:** Plan Amendment-General Plan to re-designate site to approximately 44.6 acres of Community/Neighborhood Commercial & Offices, approximately 16.4 acres of Mixed Use and approximately 8.5 acres of Parks-Recreation Open Space; **Item D:** Plan Amendment-Community Plan to re-designate site to approximately 44.6 acres of Regional Commercial, approximately 16.4 acres of Employment Center 50 and approximately 8.5 acres of Parks/Open Space; **Item E:** Rezone-From Non-Ag to Another from Manufacturing, Research and Development PUD

(MRD-20-PUD) and Highway Commercial PUD (HC-PUD) zones to Shopping Center PUD (SC-PUD), Employment Center 50 PUD (EC-50-PUD) and Agriculture Open Space (A-OS) zones; **Item F:** Planned Unit Development-Created w/Guidelines to establish the Natomas Landing PUD; **Item G:** Tentative Map to subdivide the site into 25 parcels; **Item H:** Development Plan Review-New Site Plan to construct approximately 400,000 square feet of commercial use in the proposed Shopping Center PUD (SC-PUD) zone.

**Contact:** David Hung, Associate Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659

**4. P07-090 Granite Park Residential** (Noticed on 04/11/08)

**Location:** 8141 Cucamonga Avenue within Granite Regional Park. The proposed project is located on parcels 10 & 11 of the master parcel for Granite Regional Park, District 6

**Recommendation: Forward Recommendations of Approval to City Council - Item A:** Addendum to Environmental Impact Report ; **Item B:** Mitigation Monitoring Plan; **Item C:** Plan Amendment-General Plan of approximately 12.9 acres from the Regional Commercial and Offices designation to the Residential 4-15 du/na designation; **Item D:** Rezone-From Non-Ag to Another of approximately 12.9 acres from the Office Building-Solid Waste Restricted-Planned Unit Development (OB-SWR-PUD) to the Single-family Alternative Solid Waste Restricted Planned Unit Development (R-1A-SWR-PUD) zone; **Item E:** Planned Unit Development-Guidelines Amended to allow residential uses; **Item F:** Planned Unit Development-Schematic Plan Amended to revise the adopted office use designation to a residential use designation; **Item G:** Tentative Map to subdivide an approximately 12.9 acre site into 119 alternative-style single-family lots and additional parcels for public use or dedication; **Item H:** Tentative Map-Subdivision Mod to construct non-standard streets and elbows; **Item I:** Tentative Map-Subdivision Mod for non-standard intersection spacing; **Item J:** Special Permit-Residential to construct an alternative-style single-family subdivision in the Single-family Alternative (R-1A) zone.

**Contact:** Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Nedzlene Ferrario, Senior Planner, 916-808-7826

**5. P07-138 C Street Business Park** (Noticed on 04/11/08)

**Location:** 3301 C Street, District 3

**Recommendation: Approve - Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit-Major Modification to expand allowed office use of a 404,327 square foot complex from 232,940 square feet (57.6%) to 319,220 square feet (79%) and modify several conditions.

**Contact:** Paul Philley, Junior Planner, 916-808-5714; Stacia Cosgrove, Senior Planner, 916-808-7110

**6. P08-003 Metro PCS at Washington Plaza** (Noticed on 04/11/08)

**Location:** 1318 E Street, District 3

**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit to install six (6) building façade mounted panel antennas and related equipment on approximately 0.45 acres in the Multi-Family (R-3A) zone.

**Contact:** Jason Hone, Junior Planner, 916-808-5749; Stacia Cosgrove, Senior Planner, 916-808-7110

7. **P08-015 McClatchy Park Monopole** (Noticed on 04/11/08)  
**Location:** 3500 5th Avenue, District 5  
**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15302);  
**Item B:** Special Permit-Antennas/Wireless to replace a light standard for a Monopole Cell Tower in McClatchy Park.  
**Contact:** Elise Gumm, Assistant Planner, 916-808-1927; Nedzlene Ferrario, Senior Planner, 916-808-7826

### Staff Reports

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

**None**

### Public Comments- Matters Not on the Agenda

8. **To be announced.**

### Questions, Ideas and Announcements of Commission Members

9. **To be announced**

### Adjournment