



# Minutes City of Sacramento Planning Commission

## COMMISSION MEMBERS:

Joseph Contreras  
Joseph Yee, AIA  
Michael Notestine, Vice Chair

Darrel Woo, Chair  
Jodi Samuels  
Michael Mendez, MCP

Barry Wasserman  
Chris Givens  
Panama Bartholomy

## CITY STAFF:

David Kwong, Planning Manager  
Sabina Gilbert, Senior Deputy City Attorney

*Historic City Hall  
915 I Street, 2nd Floor – Hearing Room*

*November 13, 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

# MINUTES

**November 13, 2008**

*Historic City Hall  
915 I Street – 2nd 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.**

#### 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 October 23, 2008**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from October 23, 2008

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

**Action:** Moved, seconded and carried (Notestine / ; 8:0:1 – Recused: Givens) 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. P08-078 Lot 9 Office and Off-Site Parking** (Continued from 10/23/08) (Noticed on 10/31/08)

**Location:** 7273 14th Avenue, District 6, 015-0311-020-0000, 015-0311-047-0000

**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15301);

**Item B:** Special Permit to allow approximately 18,600 square feet of office use in the Light Industrial (M-1) zone; **Item C:** Special Permit to allow 17 off-site parking spaces on approximately 5.68 acres (APN 015-0311-020).

**Contact:** Jamie Cutlip, Assistant Planner, 916-808-8684; Nedzlene Ferrario, Senior Planner, 916-808-7826

**Action:** No public comment. Moved, seconded and carried (Yee/ Contreras; 9:0:0) to approve staff recommendation.

#### **3. P08-080 Sacramento Local Conservation Corps Headquarters/Training Center** (Continued from 10/23/08)(Noticed on 10/31/08)

**Location:** 6100, 6101, and 6104 27th Street, District 5, 036-0031-038, 036-0031-034, 036-0031-026

**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15332);

**Item B:** Special Permit to provide eight off-site parking spaces on an adjacent parcel that is under the same ownership and within 300 feet of the project site; **Item C:** Special Permit to waive ten parking spaces; **Item D:** Plan Review Modification to add parking, landscaping and make minor exterior improvements.

**Contact:** Stephanie Hockman, Assistant Planner, 916-808-7497; Nedzlene Ferrario, Senior Planner, 916-808-7826

**Action:** No public comment. Moved, seconded and carried (Notestine/ Wasserman; 9:0:0) to approve staff recommendation.

4. **P06-100 Lemon Bell 2** (Noticed on 10/31/08)  
**Location:** 7200 Lemon Hill Avenue, District 6, 038-0122-013-0000, 038-0122-014-0000, 038-0122-018-0000  
**Recommendation:** Continue to January 22, 2008.

**Contact:** Jennifer Matthews, Assistant Planner, 916-808-5591; Nedzlene Ferrario, Senior Planner, 916-808-7826

**Action:** Voice vote all in favor to continue item.

5. **P08-088 3043 Marshall Way Map** (Noticed on 10/31/08)  
**Location:** 3043 Marshall Way, District 5, 013-0103-030-0000  
**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15061); **Item B:** Tentative Map to subdivide one parcel into two parcels on approximately 0.18 acre in the Multi-Family (R-4) zone; **Item C:** Subdivision Modification to create non-standard sized parcels; **Item D:** Variance to reduce the setback for two developed parcels.

**Contact:** David Hung, Associate Planner, 916-808-5530; Nedzlene Ferrario, Senior Planner, 916-808-7826

**Action:** Public comment made by Rick Fritz. Moved, seconded and carried (Notestine / Contreras; 8:1:0 – No: Samuels) to approve staff recommendation.

6. **P08-090 The Tribute Building** (Noticed on 10/31/08)  
**Location:** 1926 Capitol Avenue, District 3, 007-0144-006-0000, 007-0144-007-0000  
**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit to build a project larger than 40,000 square feet; **Item C:** Special Permit to exceed the 45' height limit in the C-2 zone; **Item D:** Special Permit to allow off-site parking; **Item E:** Special Permit to reduce required parking; **Item F:** Special Permit to allow tandem parking; **(Item G: Withdrawn by Staff)-** Variance to reduce parking lot maneuvering area to 24 feet; **Item H:** Variance to reduce the tree shading requirement; **Item I:** Variance to reduce setbacks.

**Contact:** Elise Gumm, Associate Planner, 916-808-1927; Stacia Cosgrove, Senior Planner, 916-808-7110

**Action:** Public comment made by Bob Slobie, Clark Kuyler, Julie Young and Shawn Eldridge. Moved, seconded and carried (Mendez / Bartholomy; 7:1:1 – No: Wasserman; Recused: Notestine) to approve staff recommendation.

7. **P08-097 Crosspointe Church of Natomas** (Noticed on 10/31/08)  
**Location:** 4500 Town Center Drive, District 1, 225-0070-081-0000  
**Recommendation:** Continue to November 20, 2008.  
**Contact:** Jamie Cutlip, Assistant Planner, 916-808-8684; Lindsey Alagozian, Senior Planner, 916-808-2659  
**Action:** Voice vote all in favor to continue item.
8. **LR08-022 2030 General Plan**  
**Location:** (Citywide)  
**Recommendation: Forward Recommendation of Approval to City Council- Item A:** Master Environmental Impact Report; **Item B:** Mitigation Monitoring Program; **Item C:** Sacramento 2030 General Plan.  
**Contact:** Tom Pace, Long Range Planning Manager, 916-808-6848  
**1<sup>st</sup> Action:** Public comment made by Jim Pachi, Valerie Riez-Lerman, Steve Lerman, Judith Lamare and Jeanie Wilcox. Moved, seconded and carried (Bartholomy / Wasserman; 7:0:2 – Recused: Mendez and Samuels) to forward recommendations of approval to City Council on Central City Business District Expansion with amendment to expansion boundaries.  
**2<sup>nd</sup> Action:** Public comment made Jim Pachi, Nick Schrier, Joel Archer, Mark Robertson, Randy Watson, Karen Klingler, Armando Andreozzi, Roxanne Fuentes, Dan Murphy, Tim Taylor, Lisa Trankley, Richard Seyman, Dr. Robert Waste, Jack Diepenbrock, Patrick Kennedy, Ryan Saunders and Tina Thomas. Moved, seconded and carried (Bartholomy / Wasserman; 9:0:0) to forward recommendations of approval to City Council with amended condition to create a binding commitment addressing climate change and deletion of Public Health and Safety Chapter 3.1.6 (Hazardous Materials).

### Staff Reports

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

9. **P08-086 McKinley Village** (Noticed on 10/31/08)  
**Location:** North of Union Pacific /Southern Pacific Railroad, south of Business 80, east of Alhambra, and west of Lanatt Street, District 3, 001-0170-028-0000  
**Recommendation: Review and Comment-** of a project to subdivide approximately 48 acres for the construction of 369 single-family homes, 28 live/work residential units above ground floor commercial space, two parks, fifteen green-courts (open space lots), and a future church site in the Heavy Industrial (M-2) zone. The project requires a General Plan Amendment and Rezone to designate land uses and zoning consistent with the proposed project, a Tentative Map to subdivide 48 acres into 394 lots, a Special Permit for Alternative Housing, and Subdivision Modifications to establish non-standard street sections and alleys.  
**Contact:** Steven Kerr, Assistant Planner, 916-808-5416; Stacia Cosgrove, Senior Planner, 916-808-7110

**Action:** Public comment made by Joseph Hurley, Roxanne Fuentez, Chuck Czajkowski, Al Alvarez, Clark Kuyler, Dave Edwards, Mike Ozeroff, John Breedlove, Pam Kennedy, Claudia Borden, John Home, Rick Keyes and Jim Pacht. Reviewed and comments provided.

**Public Comments- Matters Not on the Agenda**

10. None.

**Questions, Ideas and Announcements of Commission Members**

11. None.

**Adjournment** – 11:02 p.m.