



# 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, 1<sup>st</sup> Floor – Council Chambers

January 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 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

**January 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- Commissioner Boyd was absent.**

## 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 10, 2008**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from January 10, 2008

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

**Action:** Moved, seconded and carried (Woo, Banes, 8,0,0) 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. **Z07-100 Ricci's Duplex** (Noticed on 10/29/07, 01/14/07) (Continued from 11/08/07, 01/10/08)

**Location:** 2701 13th Street, District 4

**Recommendation: Deny** – Item A: Environmental Exemption per CEQA section 15303; Item B: Special Permit to allow a reduced street side yard setback from 12.5 feet to 8.6 feet for constructing a detached duplex on approximately 0.17 acre developed parcel in the Standard Single Family (R-1) zone.

**Contact:** Elise Gumm, Assistant Planner, (916) 808-1927; Greg Bitter, Principal Planner, (916) 808-7816

**Action:** No public comment. Moved, seconded and carried (Banes, Notestine, 8, 0, 0) to continue to February 28<sup>th</sup>, 2008 and to be re-noticed.

### 3. **P07-120 16th & Broadway Retail** (Noticed on 09/28/07) (Continued from 10/11/07, 11/08/07, 12/13/07, 01/10/08)

**Location:** 1601 Broadway, District 4

**Recommendation: Approve** – Item A: Environmental Exemption per CEQA section 15332; Item B: Special Permit to waive some of the required parking for the proposed restaurant uses; Item C: Variance to reduce the front and street side setbacks for a proposed building within the General Commercial (C-2) zone.

**Contact:** Steven Kerr, Junior Planner, (916) 808-5416; Stacia Cosgrove, Senior Planner, (916) 808-7110

**Action:** Public comment made by Roxanne Miller, Luree Stetson, Julie Berrey. Moved, seconded and carried (Wasserman, Woo, 8, 0, 0) to approve staff recommendations with amendments.

4. **P07-096 500 N Street Ground Floor Commercial** (Continued from 01/10/08)  
(Noticed on 12/28/07, 01/11/08)

**Location:** 500 N Street, District 1

**Recommendation: Approve** – Item A: Environmental Exemption per CEQA section 15301; Item B: Special Permit to allow commercial uses on the ground floor in the Multi-Family (R-5) zone; Item C: Special Permit to waive 16 onsite parking spaces in the Multi-Family (R-5) zone; Item D: Special Permit Modification to allow access along N Street in the Multi-Family (R-5) zone.

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

**Action:** Public comment made by Brooks Erickson and George Tsakopoulos. Moved, seconded and carried (Banes, Contreras, 8, 0, 0) to approve with conditions.

5. **P05-135 Terrace Park II** (Noticed on 01/14/08)

**Location:** Greg Thatch Circle, west of Tres Piezas Way, District 1

**Recommendation: Forward Recommendations of Approval to City Council** – Item A: Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Mitigation Monitoring Plan; Item C: PUD Schematic Plan Amendment to re-designate approximately 10.8 gross acres from School to Park and Single-Family Alternative (R-1A zone) within the Natomas Creek PUD; Item D: Tentative Map to subdivide approximately 10.8 gross acres in the R-1A-PUD zone into one park lot, 66 single-family residential lots and one landscape corridor lot; Item E: Subdivision Modification to allow non-standard elbow design; Item F: Special Permit to construct 66 units of single-family alternative housing on approximately 7.05 net acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.

**Contact:** David Hung, Associate Planner, (916) 808-5530; Gregory Bitter, Principal Planner, (916) 808-7816

**Action:** Public comment made by Erik W. DeMarco, Teresa Pitts, Dr. Horton, Timothy Hammons, Satheesh Nagaray, Carlene DeMarco, Debra Lavoie, Joseph Chang, Chris Holm, Angela Lewits, Rob Ball and Antonio Laldonado.

**1<sup>st</sup> Motion:** Moved, seconded and carried (Notestine, Wasserman, 6, 2, 0 - No: Banes, Yee) to recommend denial to city council.

**Substitute motion:** Moved, seconded (Banes, Yee, 3, 5, 0 - No: Givens, Notestine, Samuels, Wasserman, Contreras) to recommend approval. Motion Failed.

6. **P06-211 3030 Urban Living** (Noticed on 01/11/08)

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

**Recommendation: Approve** – Item A: Environmental Exemption per CEQA section 15332; Item B: Tentative Map to subdivide one (1) parcel into one (1) parcel for condominium purposes; Item C: Special Permit to allow alternative ownership housing (condominiums) in the C-2 SPD zone; Item D: Variance to allow a new structure to

exceed the height requirements of 35 feet for a property located within 300 feet of a residential zone.

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

**Action:** Public comment made by Linda Oxom. Moved, seconded and carried (Banes, Givens, 7, 0, 1 - Notestine recused himself) to approve staff recommendations.

7. **P07-098 Sheldon Plaza** (Noticed on 01/11/08)  
**Location:** Northeast Corner of Sheldon Road and Whitehouse Road, District 8  
**Recommendation: Forward Recommendations of Approval to City Council** – Item A: Environmental Exemption per CEQA section 15332; Item B: General Plan Amendment to amend the General Plan Designation from 1.49+ net acres of Low Density Residential to Community/Neighborhood Commercial and Offices; Item C: Community Plan Amendment to amend the South Sacramento Community Plan land use designation from 1.49+ net acres of Low Density Residential to General Commercial; Item D: Rezone to re-designate the zoning from 1.49+ net acres of Standard Single-Family (R-1) zone to Limited Commercial Review (C-1R) zone; Item E: Plan Review to develop a 13,522 square foot commercial center.  
**Contact:** Antonio Ablog, Associate Planner, (916) 808-7702; Mark Martin, Senior Planner, 808-5945  
**Action:** Public comment made by Pam Babcock. Moved, seconded and carried (Samuels, Banes, 8, 0, 0) to approve staff recommendations with amendments.
8. **P07-103 Grant Joint Union High School District Administrative Center** (Noticed on 01/14/08)  
**Location:** 1690 Bell Avenue, District 2  
**Recommendation:** Withdrawn to be re-noticed.  
**Contact:** David Hung, Associate Planner, (916) 808-5530; Stacia Cosgrove, Senior Planner, (916) 808-7110  
**Action:** No public comment. Withdrawn to be re-noticed.
9. **P07-147 Clearwire Northgate and El Camino** (Noticed on 01/11/08)  
**Location:** Approximately 360 feet north northeast of the intersection of Fairweather Drive and West El Camino Avenue in the Ninos Parkway, District 1  
**Recommendation: Approve**– Item A: Environmental Exemption per CEQA Section 15303; Item B: A request for a Special Permit to create a new wireless facility with six antennas collocated with a SMUD high-voltage power pole in the Standard Single Family (R-1) Zone.  
**Contact:** Paul Philley, Junior Planner, (916) 808-5714; Stacia Cosgrove, Senior Planner, (916) 808-7110  
**Action:** No public comment. Moved, seconded and carried (Banes, Woo, 8, 0, 0) to approve staff recommendations.
10. **P07-149 The Hamptons Alternative Roofing Option** (Noticed on 01/11/08)  
**Location:** East of East Commerce Way, north and south sides of Club Center Drive, District 1

**Recommendation: Approve**— Item A: Previously Adopted Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: Special Permit Modification to allow an additional option for composition shingle roofing for 208 dwelling units within The Hamptons development.

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

**Action:** Public comment made by Romian Porter, Yves Bouyssounouse and Angelique Ashby. Moved, seconded and carried (Givens, Samuels, 8, 0, 0) to deny.

### Staff Reports

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

11. **P04-261 Westfield Downtown Plaza** (Noticed on 01/11/08)  
**Location:** Various parcels bounded by J & L Streets and 4th & 7th Streets, District 1  
**Recommendation: Receive and Provide Direction** – Item A: Review and Comment of a major modification to the existing one million square foot downtown plaza shopping center on 11.6± acres in the Central Business District, Special Planning District (C-3-SPD) zone.  
**Contact:** Michael York, Associate Planner, 808-8239; Stacia Cosgrove, Senior Planner, (916) 808-7110  
**Action:** No public comment. Moved, seconded and carried (Banes, Samuels, 8, 0, 0) to continue to February 07, 2008.
12. **P07-002 831 L Street** (Noticed on 01/11/08)  
**Location:** 831 L Street, District 1  
**Recommendation: Receive and Provide Direction** – Item A: 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. Moved, seconded and carried (Contreras, Wasserman, 8, 0, 0) to continued to February 14<sup>th</sup>, 2008.
13. **Paperless Agenda Materials Procedure and Timetable** (Oral)  
**Location:** Citywide  
**Recommendation: Receive and file**  
**Contact:** David Kwong, Planning Manager, (916) 808-2691

**Action:** Moved, seconded and carried (Yee called for a voice vote 8, 0, 0) to continue to February 14<sup>th</sup>, 2008.

**14. Discussion regarding constituent letter to Development Oversight Commission**

**Location:** Citywide

**Recommendation:** Review and Comment

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

**Action:** No public comment. Moved, seconded and carried (Yee called for a voice vote 8, 0, 0) to continue to February 14<sup>th</sup>, 2008.

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

**15. None**

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

**16. None**

**Adjournment - 11:10 PM**