



Minutes 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, 1st Floor – Council Chambers

February 28, 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 Boulevard, 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 28, 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 – 5:34 p.m.

Roll Call- All present except Notestine and Woo. Woo arrived at 6:00 p.m.

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 February 14, 2008**

Location: (Citywide)

Recommendation: Approve Commission Minutes from February 14, 2008

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

Action: Moved, seconded and carried (Boyd/Samuels, 7:0:0) 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 02/13/08) (Continued from 01/10/08, 01/24/08)

Location: 2701 13th St, District 4

Recommendation: Approve– Item A: Environmental exemption per CEQA 15303-New Construction or Conversion; Item B: Special Permit-Duplex/Halfplex allow the required street sideyard setback reduced from 12.5 feet to 8.5 feet.

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

Action: No public comment. Withdrawn by applicant.

3. **P07-124 & P07-125 Copperstone Village I, II & III** (Noticed on 01/31/08, 02/08/08) (Continued from 02/14/08, 02/21/08)

Location: 7640 & 8000 W Stockton Blvd, District 8

Recommendation: Approve – Item A: Addendum to Environmental Impact Report; Item B: Mitigation Monitoring Plan ; Item C: Misc-Inclusionary Housing Plan An inclusionary housing plan for 102 apartment units ; Item D: Planned Unit Dev-Schematic PIn Amended Amend College Square PUD Schematic Plan.; Item E: Special Permit-Development within PUD Develop 103 apartment units, a recreation center, and other amenities in College Square PUD.; Item F: Special Permit-Development within PUD Develop 270 apartment units, a recreation center, and other amenities in College Square PUD; Item G: Special Permit-Parking Reduction Waive 7 required parking spaces; Item H: Special Permit-Gated Development Create a gated development.

Contact: Paul Philley, Junior Planner, 916-808-5714; Mark Martin, Senior Planner, 808-5945

Action: No public comment made.

1st Motion: Moved, seconded, and failed (Samuels/ Banes, 0:0:0) to approve “items A-G” and deny “item H”.

1st Substitute Motion: Moved, seconded, and failed (Boyd/Givens, 0:0:0) to move staff recommendations.

2nd Substitute Motion: Moved, seconded, and carried (Samuels/Banes, 7:0:0) to move staff recommendation approving entitlements A thru G.

3rd Substitute Motion: Moved, seconded, and carried (Samuels/Banes, 5:2:0 Noes: Boyd, Givens) to deny staff recommendation approving entitlement H.

4th Substitute Motion: Moved, seconded, and failed (Boyd/Givens, 2:5:0 Noes: Wasserman, Banes, Samuels, Contreras, Yee) to approve entitlement H per staff’s recommendation.

4. **P06-203 Stockton Blvd. Monopole** (Noticed on 02/13/08)
Location: 2784 Stockton Blvd, District 5
Recommendation: Approve – Item A: Environmental exemption per CEQA 15303-New Construction or Conversion; Item B: Special Permit-Antennas/Wireless to construct a new 70 foot stealth tree monopole with six antenna systems and an equipment lease area for a telecommunications facility in the General Commercial, Broadway/Stockton Special Planning District (C-2 SPD) zone.
Contact: Stephanie Hockman, Junior Planner, 916-808-7497; Mark Martin, Senior Planner, 916-808-5945
Action: No public comment was made. Moved, seconded and carried (Givens/Samuels, 8:0:0) to approve staff recommendations.

5. **P07-013 Tentative Map - Singh Homes** (Noticed on 02/13/08)
Location: 1340 Bell Ave, District 2
Recommendation: Forward to City Council- Item A: Environmental exemption per CEQA 15332-Infill Development Projects; Item B: Rezone-Up to 2 acre Residential to rezone 1.2+/- net acres from the General Commercial Review (C-2-R) to the Standard Single Family (R-1) zone; Item C: Tentative Map to subdivide one lot totaling 1.2+/- net acres into nine lots in the proposed Standard Single Family (R-1) zone; Item D: Tentative Map-Subdivision Mod to allow lots less than 100 feet deep on 1.2+/- net acres in the proposed Standard Single Family (R-1) zone.
Contact: Michael York, Associate Planner, 916-808-8239; Stacia Cosgrove, Senior Planner, 916-808-7110
Action: Moved, seconded and carried (Banes/Givens, 8:0:0) to approve staff recommendations.

6. **P07-113 Auburn & Juliesse Commercial** (Noticed on 02/13/08)
Location: 1812 Auburn Blvd, District 3
Recommendation: Approve – Item A: Environmental exemption per CEQA 15332-Infill Development Projects; Item B: Special Permit-Drive Thru to construct an approximately 4,250 square foot commercial building with a drive-through on an approximately 28,654 square foot undeveloped parcel in the General Commercial (C-2) zone.
Contact: Steve Kerr, Junior Planner, 916-808-5416; Stacia Cosgrove, Senior Planner, 916-808-7110

Action: Franklin Jenkins, Verlene Castoreno with Ben Ali Community Association spoke from the public. Moved, seconded and carried (Banes/Wasserman, 7:0:0) to approve staff recommendations.

7. **P07-129 Bicentennial Circle Office Building** (Noticed on 02/13/08)
Location: 20 Bicentennial Cir, District 6
Recommendation: Approve- Item A: Environmental exemption per CEQA 15332-Infill Development Projects; Item B: Planned Unit Dev-Guidelines Amended to the Seven Lakes PUD to allow the minimum parking ratio outlined in Zoning Code section 17.64.020 of 1 space per 400 square feet; Item C: Development Plan Review-Plng Dir Major Mod to construct a 9,490 square foot office/storage building.
Contact: Heather Forest, Associate Planner, 916-808-5008; Stacia Cosgrove, Senior Planner, 916-808-7110
Action: No public comment. Moved, seconded and carried (Banes/Samuels, 8:0:0) to approve staff recommendations with amended conditions.

8. **P07-150 2550 Arena Blvd. Signage And Tentative Map** (Noticed on 02/13/08)
Location: 2550 Arena Blvd, District 1
Recommendation: Approve- Item A: Environmental exemption per CEQA 15315-Minor Land Divisions; Item B: Planned Unit Dev-Guidelines Amended to amend signage criteria for the Natomas Landing Shopping Center; Item C: Tentative Map to subdivide one parcel totaling approximately 2.07 acres into two parcels, in the Limited Commercial, Planned Unit Development (C-1 PUD) zone.
Contact: Stephanie Hockman, Junior Planner, 916-808-7497; Stacia Cosgrove, Senior Planner, 916-808-7110
Action: No public comment. Moved, seconded and carried (Banes/Wasserman, 8:0:0) to approve staff recommendations.

9. **P07-160 Fruitridge Vista Water Booster Pumping Station** (Noticed on 02/13/08)
Location: 5561 Sampson Blvd Corner of Fruitridge Rd and Sampson Blvd, District 5
Recommendation: Approve- Item A: Mitigated Negative Declaration; Item B: Previously Adopted Mitigation Monitoring Plan; Item C: Special Permit to construct a well/water booster pumping station on approximately 0.15 acres undeveloped parcel in the Standard Single Family Residential (R-1) zone; Item D: Variance to waive the masonry wall requirement between non-residential use and residential use.
Contact: Elise Gumm, Assistant Planner, 916-808-1927; Mark Martin, Senior Planner, 808-5945
Action: No public comment. Moved, seconded and carried (Banes/Givens, 8:0:0) to approve staff recommendations.

Staff Reports

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

None

Public Comments- Matters Not on the Agenda

10. None

Questions, Ideas and Announcements of Commission Members

11. Commissioner Samuels offered to provide the Commission with a summary (via email) of several sessions that she attended during the New Partners for Smart Growth Conference. Commissioner Contreras requested a follow-up from staff on upcoming trainings or updates that would be available to the Commission.

Adjournment- 07:08 PM