



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

March 27, 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

**March 27, 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-** All present with the exception of Commissioners Banes and Givens. Commissioner Boyd present at 5:35.

## 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 28, 2008** (Continued from 03/17/08)  
**Location:** (Citywide)  
**Recommendation:** Approve Commission Minutes from February 28, 2008  
**Contact:** David Kwong, Planning Manager, (916) 808-2691  
**Action:** No public comment. Moved, seconded, carried (Wasserman/ ; 5:0:1; Recused: Notestine) to approve minutes.
- 2. Approval of Minutes for March 13, 2008**  
**Location:** (Citywide)  
**Recommendation:** Approve Commission Minutes from March 13, 2008  
**Contact:** David Kwong, Planning Manager, (916) 808-2691  
**Action:** No public comment. Moved, seconded, carried (Notestine/Contreraz; 6:0:0) 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.

- 3. M07-069 Alcohol & Sales & Nuisance Abatement Ordinance** (Continued from 03/06/08)  
**Location:** (Citywide)  
**Recommendation: Forward Recommendations to City Council- Item A:** Environmental Exemption per CEQA 15061(b)(1); **Item B:** An ordinance amending sections 17.16.010, 17.24.030A and 17.24.050 of Title 17 (Zoning Code) and adding Chapters 17.86 and 17.230 to Title 17 relating to alcohol sale.  
**Contact:** Christopher Dougherty, Assistant Planner, 916-808-5680; Joy Patterson, Principal Planner, 916-808-5607  
**Action:** Public comment made by M. Sidie, B. Farrell, J. Downs, E. Jimenez, and P. Mulvaney. Moved, seconded, carried (Boyd/ Wasserman; 7:0:0) to forward recommendations of approval to City Council.

4. **P07-022 1418 E Street – Unit on Alley**  
**Location:** 1418 E Street Between 14th & 15th Streets, on Alley between E & F Streets, Downtown Sacramento, District 3  
**Recommendation:** Continue to April 24, 2008  
**Contact:** Jennifer Matthews, Junior Planner, (916) 808-5591; Stacia Cosgrove, Senior Planner, 916-808-7110  
**Action:** Continued to April 24, 2008.
  
5. **P07-134 Leavitt Estates** (Noticed on 03/14/08)  
**Location:** 2700 26th Avenue, District 5  
**Recommendation:** Forward Recommendations of Approval to City Council - **Item A:** Environmental Exemption (Per CEQA Section 15332); **Item B:** Tentative Map to subdivide one approximately 2.0 acre parcel into eighteen (18) parcels in the Single-Family Alternative Executive Airport Overlay [R-1A (EA-3) & R-1A (EA-4)] zones; **Item C:** Rezone-Up to 2 acres Residential approximately 1.67 gross acres from the Standard Single-Family Executive Airport Overlay [R-1 (EA-4)] zone to the Single-Family Alternative Executive Airport Overlay [R-1A (EA-4)] zone; **Item D:** Special Permit to develop 17 alternative ownership housing units within the proposed R-1A (EA-4) zone.  
**Contact:** Paul Philley, Junior Planner, 916-808-5714; Mark Martin, Senior Planner 916-808-5945  
**Action:** No public comment. Moved, Seconded, Carried (Notestine/Contrarez; 6:0:0) to forward recommendations of approval to City Council.
  
6. **P07-142 Liberty Plaza** (Noticed on 03/14/08)  
**Location:** 6333 Stockton Boulevard (Northeast corner of Stockton Boulevard and Elder Creek Road), District 6  
**Recommendation:** **Approve- Item A:** Environmental Exemption (Per CEQA Section 15332); **Item B:** Plan Amendment-General Plan to re-designate approximately one half acre from the Low Density Residential designation to the Community Neighborhood Commercial and Offices designation; **Item C:** Plan Amendment-Community Plan to re-designate approximately one half acre from the Residential designation to the General Commercial designation; **Item D:** From Non-Ag to Another approximately one half acre from the Standard Single Family zone to General Commercial Special Planning District zone; **Item E:** Special Permit-Major Project for a development over 40,000 square feet in the General Commercial Special Planning District (C-2-SPD) zone; **Item F:** Zoning Code Amendment (M08-013) to amend the boundaries of the Broadway/Stockton Special Planning District (SPD).  
**Contact:** Michael York, Associate Planner, 916-808-8239; Mark Martin, Senior Planner 916-808-5945  
**Action:** No public comment. Moved, second, carried (Notestine/ Samuels; 7:0:0) to forward recommendations of approval with amended conditions to City Council.
  
7. **P07-159 Crown Corporate Center Signage Amendment** (Noticed on 03/14/08)  
**Location:** 2850 to 2890 Gateway Oaks Drive, District 1  
**Recommendation:** **Approve- Item A:** Environmental Exemption (Per CEQA Section 15311); **Item B:** Planned Unit Development-Guidelines Amendment to amend signage guidelines for the Metropolitan Center PUD in the South Natomas Community Plan Area.

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

**Action:** No public comment. Moved, second, carried (Contreras/Samuels; 7:0:0) to approve staff recommendation.

**8. P08-017 Norwood Avenue Monopole** (Noticed on 03/14/08)

**Location:** 3950 Norwood Avenue, District 2

**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA Section 15301); **Item B:** Special Permit-Antennas/Wireless to construct a new 55 foot slimline monopole with nine antenna systems and an equipment lease area for a telecommunications facility on approximately 3.63 acres in the Light Industrial, Planned Unit Development (M-1 PUD) zone.

**Contact:** Stephanie Hockman, Junior Planner, 916-808-7497; Lindsey Alagozian, Senior Planner, 808-2659

**Action:** No public comment. Moved, seconded, carried (Notestine/ Boyd; 7:0:0) to approve staff recommendation.

### Staff Reports

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

**9. P07-123 The Creamery** (Noticed on 02/29/08) (Continued from 03/13/2008)

**Location:** 1013 D St, District 1

**Recommendation: Review and Comment-** on request to construct 272 residential units and 101,180 square feet of commercial space on 8.31 acres in the industrial (M-1) zone. Environmental Determination: TBD.

**Contact:** Evan Compton, Associate Planner, 916-808-5260; Stacia Cosgrove, Senior Planner, 916-808-7110

**Action:** Public comment made by S. Wright. Reviewed and comments provided.

**10. P07-145 Meridian Plaza Phase II Office Tower** (Noticed on 03/12/08)

**Location:** 1112 15th St South side of K Street, between 14th & 15th Streets, District 1

**Recommendation: Review and Comment-** a request for Review and Comment of a Special Permit to construct a 24-story, 525,000 square foot office building with on-site, sub-grade parking (433 spaces) and 6,500 square feet of ground floor retail on 0.58 net acres in the Central Business District Special Planning District (C-3-SPD) zone.

**Contact:** Jamie Cutlip, Assistant Planner, 916-808-8684; Stacia Cosgrove, Senior Planner, 916-808-7110

**Action:** Public comment made by R. Miller. Reviewed and comments provided.

### Public Comments- Matters Not on the Agenda

11. None

### Questions, Ideas and Announcements of Commission Members

12. Commissioner Notestine distributed an update on the APA Sustainability Conference which included the agenda and speakers.

### Adjournment-8:53