



Minutes City of Sacramento Planning Commission

COMMISSION MEMBERS:

Joseph Contreras
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

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

April 17, 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, 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) 808-5908 at least 48 hours prior to the meeting.



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(916) 808-5656

Minutes

April 17, 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 commissioners present, Commissioner Boyd present at 5:40 pm.

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 March 27, 2008**

Location: (Citywide)

Recommendation: Approve Commission Minutes from March 27, 2008

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

Action: No public comment. Moved, seconded, and carried (Notestine/Yee 6:0:0

Recused: Givens, Banes) 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. **P05-153 Franklin Point** (Noticed on 04/03/08)

Location: South West Corner of Franklin Boulevard and Mack Road, District 7

Recommendation: Continue to May 8, 2008

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

Action: No public comment. Moved, seconded (Banes/Contreraz 8:0:0) to continue item to May 8, 2008.

3. **P06-018 Commerce Station** (Noticed on 04/03/08)

Location: North West intersection of Del Paso Road and East Commerce Parkway, District 1

Recommendation: Forward Recommendations of Approval to City Council - Item

A: Environmental Impact Report; **Item B:** Mitigation Monitoring Plan; **Item C:** Plan Amendment-General Plan to re-designate 180.5± vacant acres to 135.4± acres of Mixed Use, 24.7± acres of Parks-Recreation-Open Space, and 20.4± acres of Regional Commercial and Offices; **Item D:** Plan Amendment-Community Plan to re-designate 180.5± vacant acres to 34.6± acres of Employment Center (EC-80), 47.0± acres of Employment Center (EC-65), 53.8± acres of Employment Center (EC-50), 20.4± acres of Regional Commercial, and 24.7± acres of Parks-Open Space; **Item E:** Rezone-From Non-Ag to Another Rezone 180.5± vacant acres to 34.6± acres of EC-80-PUD, 47.0± acres of EC-65-PUD, 53.8± acres of EC-50-PUD, 20.4± acres of Shopping Center PUD (SC-PUD), and 24.7± acres of Agriculture-Open Space PUD (A-OS-PUD) **Item F:** Planned Unit Dev-Schematic Pln Amended to depict 2,322,160± square feet of office,

250,688± square feet of retail, 101,100± square feet of support retail, 588,920± square feet of mixed use/hospitality, and residential in the Commerce Station Planned Unit Development; **Item G:** Planned Unit Dev-Guidelines Amended to the established Commerce Station Planned Unit Development Guidelines; **Item H:** Tentative Map-Master Parcel Map to subdivide ten (10) parcels totaling 180.5± acres into seventy-three (73) parcels for residential, park, open space, commercial, office, and mixed-use; **Item I:** Tentative Map-Subdivision Mod to allow non-standard street sections and elbows; **Item J:** Development Plan Review-New Site Plan for the development of two office buildings and two mixed use (office or residential and support retail) buildings in the proposed EC-50-PUD zone.

Contact: Elise Gumm, Assistant Planner, 916-808-1927; Lindsey Alagozian, Senior Planner, 916-808-2659

Action: No public comment. Moved, seconded, and carried (Banes/Givens 9:0:0) to forward recommendation of approval to City Council.

4. **P07-042 300 R Mixed Use Project** (Noticed on 04/03/08)

Location: 1801 3rd Street (Entire block bounded by R, S, 3rd, and 4th Streets), District 4

Recommendation: Withdrawn by applicant to be re-noticed to a later date.

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

Action: No public comment. Moved, seconded, carried (Banes/Contreraz 8:0:0) to withdraw to be re-noticed.

5. **P07-066 Church Street Station** (Noticed on 04/03/08)

Location: 4111 Rio Linda Boulevard, District 2

Recommendation: Forward Recommendations of Approval to City Council - Item A: Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Miscellaneous-Inclusionary Housing Plan to provide inclusionary housing; **Item D:** Rezone-From Agriculture to Alternative Single-Family (R-1A) zone; **Item E:** Tentative Map to subdivide 4.4± acres into 49 lots; **Item F:** Tentative Map-Subdivision Modification for non-standard elbow; **Item G:** Special Permit-Residential for alternative ownership housing; **Item H:** Variance to exceed 40% front setback paving requirement.

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

Action: No public comment. Moved, seconded, and carried (Givens/Boyd 9:0:0) to forward recommendations of approval to City Council.

6. **P07-158 910 University Office Building** (Noticed on 04/03/08)

Location: 910 University Avenue, District 3

Recommendation: Approve- **Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Development Plan Review-New Site Plan to construct a 29,721 square foot office building on 1.06 acres; **Item C:** Special Permit-Height to exceed 35 feet in the Limited Commercial (C-1) zone; **Item D:** Variance-Fence/Wall to waive the required masonry wall along north and east property boundaries.

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

Action: Public comment: H. Shehadeh, R. Friedman, J. Trotta, J. Lash. Moved, seconded, and carried (Banes/Boyd 7:0:2 Recuse: Notestine, Samuels) to approve staff recommendation.

Staff Reports

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

None

Public Comments- Matters Not on the Agenda

7. None

Questions, Ideas and Announcements of Commission Members

8. None

Adjournment 7:38 pm