



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

New City Hall
915 I Street, 1st Floor – Council Chambers

May 08, 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

AGENDA

May 08, 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 – 5:30 p.m.

Roll Call – All commissioners present except Commissioners Boyd, Woo, and Yee.

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 April 24, 2008**

Location: (Citywide)

Recommendation: Approve Commission Minutes from April 24, 2008

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

Actions: No public comment. Moved, seconded, carried (Banes/Givens, 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.

2. **P05-153 Franklin Point** (Noticed on 04/03/08, 04/25/08) (Continued from 04/17/08)

Location: South West Corner of Franklin Boulevard and Mack Road, District 7; 119-0070-062-0000, 119-0070-063-0000

Recommendation: Forward Recommendations of Approval to City Council- Item A: Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item D:** Planned Unit Development-Guidelines Amended to remove language prohibiting the off-site sale of beer and wine in a convenience market and to extend the hours of operation; **Item E:** Planned Unit Development-Schematic Plan Amendment to reconfigure building locations and building areas; **Item F:** Tentative Map to subdivide an approximately 5.5 acre property into five parcels; **Item G:** Special Permit to operate a convenience market within 500 feet of a residential use; **Item I:** Development Plan Review-New Site Plan of a commercial mixed-use development within the Shopping Center International Plaza Planned Unit Development (SC-PUD) zone; **Forward Recommendations of Denial to City Council- Item C:** Rezone/Prezone Elimination of a Rezone condition prohibiting the off-site sale of beer and wine **Item H:** Special Permit-Alcohol for the sale of beer and wine for off-site consumption.

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

Actions: No public comment. Moved, seconded, carried (Samuels/Banes, 6:0:0) to continue to June 12, 2008.

3. **P99-091 Natomas Landing** (Noticed on 04/11/08, 04/29/08) (Continued from 04/24/08)
- Location:** Northeast Corner of Del Paso Road and El Centro Road, District 1; 225-0030-032-0000, 225-0030-033-0000, 225-0030-035-0000, 225-0030-036-0000, 225-0030-038-0000
- Recommendation: Forward Recommendation of Denial to City Council - Item A:** Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15270(a), CEQA does not apply to projects which a public agency rejects or disapproves; **Item B:** Misc-Development Agreement; **Item C:** Plan Amendment-General Plan to re-designate site to approximately 44.6 acres of Community/Neighborhood Commercial & Offices, approximately 16.4 acres of Mixed Use and approximately 8.5 acres of Parks-Recreation Open Space; **Item D:** Plan Amendment-Community Plan to re-designate site to approximately 44.6 acres of Regional Commercial, approximately 16.4 acres of Employment Center 50 and approximately 8.5 acres of Parks/Open Space; **Item E:** Rezone-From Non-Ag to Another from Manufacturing, Research and Development PUD (MRD-20-PUD) and Highway Commercial PUD (HC-PUD) zones to Shopping Center PUD (SC-PUD), Employment Center 50 PUD (EC-50-PUD) and Agriculture Open Space (A-OS) zones; **Item F:** Planned Unit Development-Created w/Guidelines to establish the Natomas Landing PUD; **Item G:** Tentative Map to subdivide the site into 25 parcels; **Item H:** Development Plan Review-New Site Plan to construct approximately 400,000 square feet of commercial use in the proposed Shopping Center PUD (SC-PUD) zone.
- Contact:** David Hung, Associate Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659
- Actions:** Public comments made by: J. Burke, L. Groner, K. Lyon, K. O'Haire, S. Schell, C. Paullins, R. Porter, G. Ellis, C. Clark, J. McCue, C. Burke, L. Lenzi, T. Reavey, C. Holm, K. Nicholson, S. Lawrence-Neenley, M. Collins, L. Rayford, G. Ellis.
- Moved, seconded, carried (Contreraz/Banes, 5:0:1; Recused: Givens) to forward recommendation of denial to City Council.

4. **P07-121 Gateway West Office Tower** (Noticed on 04/25/2008)
- Location:** West of Interstate 5 & North of Venture Way, District 1; 274-0320-059-0000, 274-0320-060-0000, 274-0320-062-0000, 274-0320-063-0000
- Recommendation: Approve- Item A:** Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Special Permit-Development within PUD to construct a 12-story 327,316 square feet office tower with support commercial on an approximately 14.5 acre undeveloped parcel in the Office Gateway Centre PUD (OB-PUD) zone; **Item D:** Planned Unit Development-Guidelines Amendment to exceed the height requirement of the Gateway Centre PUD Guidelines; **Item E:** Planned Unit Development-Schematic Plan Amended to add 96,393 square feet office and support commercial to the Gateway Centre PUD.
- Contact:** Elise Gumm, Assistant Planner, 916-808-1927; Lindsey Alagozian, Senior Planner, 808-2659
- Actions:** Public comment made by: C. Holm. Moved, seconded, carried (Banes/Givens, 6:0:0) to approve staff recommendation with amended conditions.

5. **P08-011 Country Place Residential Care Facility** (Noticed on 04/25/2008)
Location: 10 Country Place, District 7; 030-0730-007-0000, 030-0730-008-0000, 030-0730-009-0000, 030-0730-010-0000, 030-0730-011-0000, 030-0730-012-0000
Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit-Residential Care Facility Construct and operate a 32-bed Residential Care Facility within the Multi-Family (R-2A) zone; **Item C:** Variance-Setback Vary from the required twenty-five (25) foot street-side setback.
Contact: Heather Forest, Associate Planner, 916-808-5008; Nedzlene Ferrario, Senior Planner, 916-808-7826
Actions: No public comment. Moved, seconded, carried (Banes/Contreras, 6:0:0) to approve staff recommendation with amended conditions.
6. **P08-025 Shell Gas Station Addition and Alcohol Sales Special Permit** (Noticed on 04/25/2008)
Location: 5551 Martin Luther King Jr. Boulevard (northeast corner of Martin Luther King Jr. Boulevard and Fruitridge Road), District 5; 022-0300-004-0000
Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Major Modification to construct an approximately 600 square foot addition to an existing convenience market and to remove two fuel dispensers from an existing gas station on approximately 0.56 acres in the General Commercial (C-2) zone. **Item C:** Special Permit-Alcohol for the sale of beer and wine for off-premises consumption.
Contact: Jason Hone, Planner, 916-808-5749; Nedzlene Ferrario, Senior Planner, 916-808-7826
Actions: No public comment. Moved, seconded, carried (Banes/Contreras 6:0:0) to continue to June 12, 2008.
7. **P08-030 Merryhill School** (Noticed on 04/25/2008)
Location: Southeast corner of San Juan Road and Tourbrook Way, District 1; 225-2170-161-0000
Recommendation: Approve- Item A: Previously Adopted Negative Declaration; **Item B:** Planned Unit Development-Schematic Plan Amended to depict the child care center use in the PUD schematic plan; **Item C:** Tentative Map to subdivide one parcel totaling approximately 4.11 acres into two parcels; **Item D:** Special Permit-School to construct a 10,500 square foot child care center on approximately 1.56 acres in the Limited Commercial Planned Unit Development (C-1-PUD) zone within the Riverview/Parkview PUD.
Contact: Steven Kerr, Junior Planner, (916) 808-5416; Lindsey Alagozian, Senior Planner, 808-2659
Actions: No public comment. Moved, seconded, carried (Contreras/Banes, 6:0:0) 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

8. None

Questions, Ideas and Announcements of Commission Members

9. Commissioner Notestine – requested an update on AB32 and minutes from the special meeting in February regarding Commission’s concerns and procedures.

Adjournment - 9:37 pm