



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

May 22, 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

May 22, 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 and Givens.
Commissioner Banes present at 5:35 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 May 08, 2008

Location: (Citywide)

Recommendation: Approve Commission Minutes from May 08, 2008

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

Action: No public comment. Moved, Seconded (Notestine/Samuels 4:0:2: Recused: Yee, Woo) 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. LR08-004 FY2008/13 CIP and 1988 General Plan Consistency

Location: Citywide

Recommendation: **Approve** - Findings of FY 2008/13 CIP consistency with the 1988 General Plan

Contact: Teresa Haenggi, Associate Planner, 916-808-7554

Action: No public comment. Moved, Seconded (Notestine/Banes 7:0:0) to approve staff recommendation.

3. M08-019 Title 17 Amendments Related To Public Works

Location: Citywide

Recommendation: **Forward Recommendation of Approval to City Council - Item A:** Environmental Exemption (per CEQA 15061); **Item B:** Title 17 Amendments related to Public Works various amendments to Title 17 of the Sacramento City Code (Zoning Code) relating to removing all references to Public Works and amending language to reflect the appropriate City organization

Contact: Joy Patterson, Principal Planner, 916-808-5607

Action: No public comment. Moved, Seconded (Banes/Contreraz 7:0:0) to approve staff recommendation.

4. **P05-205 The Metropolitan** (Noticed on 05/12/08)
Location: 921 10th St Northeast corner of 10th & J Streets, District 1; 006-0044-009-0000, 006-0044-010-0000, 006-0044-011-0000, 006-0044-012-0000

Recommendation: Approve - Item A: Environmental Impact Report; **Item B:** Mitigation Monitoring Plan; **Item C:** Tentative Map to designate the parcel for condominium purposes; **Item D:** Special Permit-Major Project for a major project of 75,000 square feet or more in the Central Business District Special Planning District (C-3-SPD) zone; **Item E:** Special Permit for 320 condominium units or Special Permit for 190 condominium units/190 hotel rooms in the Central Business District Special Planning District (C-3-SPD) zone; **Item F:** Special Permit-Parking to allow tandem parking; **Item G:** Variance to reduce parking maneuvering area from 26 feet to 25 feet within the parking garage.

Contact: Michael York, Associate Planner, 916-808-8239; Stacia Cosgrove, Senior Planner, 916-808-7110

Action: Public Comment: D. Mera, J. Amaya, W. Kopper. Moved, Seconded (Samuels/Notestine 5:2:0 Noes: Wasserman, Contreraz) to approve staff recommendation with amended conditions.

5. **P07-161 Riverside Monopine Cellular Antenna** (Noticed on 05/12/08)
Location: 6449 Riverside Blvd, District 7; 030-0042-082-0000
Recommendation: Approve - Item A: Environmental Exemption (per CEQA 15303); **Item B:** Special Permit-Antennas/Wireless to construct a new 70' monopine (pine tree cellular antenna) with 8 panel antennas.

Contact: Antonio Ablog, Associate Planner, 916-808-7702; Nedzlene Ferrario, Senior Planner, 916-808-7826

Action: Public comment: K. Christman. Moved, Seconded (Banes/Contreraz 7:0:0) to approve staff recommendation.

6. **P07-165 Fresh & Easy Neighborhood Market** (Noticed on 05/12/2008)
Location: NWC of Mack Road & Franklin Blvd in the Deer Creek Plaza PUD, District 8; 119-0070-069-0000

Recommendation: Continued to June 12, 2008, to be re-noticed

Contact: Steven Kerr, Junior Planner, 916-808-5416; Nedzlene Ferrario, Senior Planner, 916-808-7826

Action: No public comment. Continued to June 12, 2008 and to be renoticed.

7. **P08-013 Arena Seniors** (Noticed on 05/12/2008)
Location: Southwest corner of Truxel Road and Sports Parkway, District 1; 225-0070-098-0000

Recommendation: Forward Recommendation of Approval to City Council - Item A: Addendum to Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Planned Unit Development-Schematic Plan Amended to designate multi-family residential use on approximately 8.5 net acres within the Arena Corporate Center PUD;

Item D: Development Plan Review-New Site Plan to construct a 240-unit apartment complex on approximately 8.5 net acres in the Employment Center 40 and Employment Center 80 Planned Unit Development (EC-40-PUD, EC-80-PUD) zones in the Arena Corporate Center PUD; **Item E:** Special Permit to exceed the allowable 25% residential use within the Arena Corporate Center Planned Unit Development lying within the specific area delineated being bounded by the East Drain, I-5, Del Paso Road and Arena Boulevard; **Item F:** Special Permit-Parking Reduction to reduce required parking for senior housing; **Item G:** Special Permit-Gated Development to establish gates at private vehicular entrance to a multi-family residential development.

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

Action: Public comment: C. Holm, C. Paros. Continued to June 19, 2008.

Staff Reports

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

8. LR07-008 Florin Road Corridor Plan

Location: The Florin Road Corridor from Tamoshanter Way to Stockton Blvd., Districts 5 and 8

Recommendation: Receive and File - Item A: Staff will provide an update on the Florin Road Corridor Plan, a joint City-County plan for revitalization and reinvestment on the corridor.

Contact: Remi Mendoza, Long Range Planning, 808-5003; Desmond Parrington, Planning, 808-5044

Action: No public comment. Received and filed.

Public Comments- Matters Not on the Agenda

9. None

Questions, Ideas and Announcements of Commission Members

- 10.** Commissioner Samuels announced the Modern Bus and New Technology Conference will be held at Sacramento State University June 3, 2008. Commissioner Samuels requested an update on the commissioner stipend process.

Commission Banes advised that the Sacramento Heritage Board has a full complement of board members. The Sacramento Heritage Board, at its May meeting, recommended Round 2 Historic Places Grant awards totaling \$62,500, including a grant for the restoration and protection of the stained glass windows in the United Methodist Church at 2100 J St, a designated City Landmark.

Adjournment – 9:21 pm