



# 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

July 10, 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

July 10, 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 Commissioners present except Banes and Boyd.

## 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 June 26, 2008**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from June 26, 2008

**Contact:** David Kwong, Planning Manager, 916-808-2691

**Action:** Moved, seconded, carried (Notestine, 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. **P05-153 Franklin Point** (Continued from 04/17/08, 05/08/08, 06/12/08, 06/26/08) (Noticed on 04/03/08 and 04/25/08)

**Location:** Southwest Corner Franklin Boulevard/Mack Road, District 7, 119-0070-062-0000, 119-0070-063-0000

**Recommendation:** Continue to August 14, 2008

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

**Action:** Continued to August 14, 2008

### 3. **P06-074 Azusa Project** (Continued from 06/12/08, 06/26/08) (Noticed on 05/30/08)

**Location:** 1141 Azusa Street, District 1, 274-0091-001-0000, 274-0091-002-0000

**Recommendation:** **Approve- Item A:** Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Tentative Map to subdivide 2 lots into 7 lots in the Standard Single Family (R-1) zone; **Item D:** Tentative Map-Subdivision Modification to create lots less than 52 feet wide; **Item E:** Tentative Map-Subdivision Modification to create lots less than 100 feet deep; **Item F:** Tentative Map-Subdivision Modification to create lots less than 5,200 feet in size.

**Contact:** Mark Kraft, Associate Planner, 916-808-8116; Lindsey Alagozian, Senior Planner, 916-808-2659

**Action:** No public comment.

**1<sup>st</sup> Motion:** Moved, seconded (Contreras, Notestine, 3:4:0 No- Givens, Yee, Samuels, Woo) to continue to August 14, 2008. Motion failed.

**Substitute Motion:** Moved, seconded, carried (Samuels, Givens, 5:2:0 No-Wasserman, Contreras) to approve staff recommendation with amended conditions.

**4. P07-036 South Watt Warehouse** (Noticed on 06/20/08)

**Location:** 8960 Alder Avenue (Southeast Corner of the Intersection of South Watt Avenue and Alder Avenue), District 6, 062-0042-027-0000

**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Development Plan Review to construct a new, approximately 14,300 square foot warehouse, on approximately 4.6 acres, within the Light Industrial Review (M-1S R) zone.

**Contact:** Stephanie Hockman, Junior Planner, 916-808-7497; Nedzlene Ferrario, Senior Planner, 916-808-7826

**Action:** No public comment. Moved, seconded, carried (Givens, Samuels, 7:0:0) to approve staff recommendation.

**5. P08-001 Piedmont Drive Private Boat Dock** (Noticed on 06/26/08)

**Location:** 955 Piedmont Drive, District 4, 016-0171-007-0000

**Recommendation:** Continue to July 17, 2008

**Contact:** Heather Forest, Associate Planner, 916-808-5008; Nedzlene Ferrario, Senior Planner, 916-808-7826

**Action:** Continued to July 17, 2008.

**6. P08-042 Kare-4-Kids** (Noticed on 06/19/08)

**Location:** 4170 E Commerce Way (Southeast of the intersection of East Commerce Way and the South Western vehicular entrance to Arco Arena (Main Entrance), District 1, 225-0070-100-0000, 225-0070-101-0000

**Recommendation: Approve- Item A:** Previously Adopted Negative Declaration; **Item B:** Previously Adopted Mitigation Monitoring Plan; **Item C:** Planned Unit Development-Schematic Plan to amend the Arena Corporate Center PUD to depict a child care center on approximately 3.4 acres; **Item D:** Special Permit to allow the development of a primary use building (child care center) on approximately 3.4 acres in the Employment Center Planned Unit Development (EC-40-PUD) zone in the Arena Corporate Center PUD.

**Contact:** Jennifer Matthews, Junior Planner, 916-808-5591; Lindsey Alagozian, Senior Planner, 916-808-2659

**Action:** No public comment. Moved, seconded, carried (Yee, Contreras, 7:0:0) to approve staff recommendation with amended conditions.

7. **P08-049 1000 K Street Nightclub** (Noticed on 06/20/08)

**Location:** 1000 K Street, District 1, 006-0104-001-0000

**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit-Alcohol to operate an approximately 5,000 square foot nightclub/bar within the Cosmopolitan building located at 1000 K Street in the Central Business District Special Planning District (C-3-SPD) zone.

**Contact:** Steven Kerr, Junior Planner, 916-808-5416; Evan Compton, Acting Senior Planner, 916-808-5260

**Action:** No public comment. Moved, seconded, carried (Wasserman, Contreras, 7:0:0) to approve staff recommendation.

8. **P08-052 Depot Park Starbucks** (Noticed on 06/20/08)

**Location:** 8341 Ferguson Avenue, District 6, 062-0010-019-0000

**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit for a drive through in the M-2-SPD zone

**Contact:** Mark Kraft, Associate Planner, 916-808-8116; Nedzlene Ferrario, Senior Planner, 916-808-7826

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

9. **P08-076 Merryhill School** (Noticed on 06/19/08)

**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:** Mitigation Monitoring Plan; **Item C:** Special Permit-Major Modification to remove a condition of approval requiring "grasscrete" type paving for a portion of the parking lot and add additional landscaping for the previously approved 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

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

10. **P08-077 Mixed-Use Development at Garden Highway and Northgate Boulevard** (Noticed on 06/26/08)

**Location:** 660 Garden Highway (Southwest of Garden Highway and Northgate Boulevard), District 1, 274-0110-008-0000, 274-0110-009-0000, 274-0110-063-0000, 274-0110-064-0000

**Recommendation:** Continue to July 17, 2008

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

**Action:** Continued to July 17, 2008

### Staff Reports

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

**None**

### Public Comments- Matters Not on the Agenda

**11. None**

### Questions, Ideas and Announcements of Commission Members

**12. Commissioner Notestine requested that a letter be sent to outside agencies asking that they provide information to staff in a timely matter.**

**Adjournment – 6:45 pm**