



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

August 14, 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

**August 14, 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 Commissioners Givens, Boyd, and Banes.** 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 July 17, 2008**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from July 17, 2008

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

**Action: No public comment. Moved, seconded, and carried (Notestine, Contreras, 6:0:0) to approve minutes.**

### 2. **Z08-092 2091 Edgewater Duplex** (Continued from 07/17/08)(Noticed on 07/03/08)

**Location:** 2091 Edgewater Road, District 2, 275-0171-016-0000

**Recommendation: Deny- Item A:** Environmental Exemption (per CEQA 15303); **Item B:** Variance to reduce the required front yard setback; **Item C:** Variance to locate both driveways off the same street.

**Contact:** Jamie Broker, Planner, 916-808-1928; Sandra Yope, Senior Planner, 916-808-7158

**Action: Refer to Item #3**

### 3. **Z08-097 2075 Edgewater Road** (Continued from 07/17/08) (Noticed on 07/03/08)

**Location:** 2075 Edgewater Road, District 2, 275-0171-018-0000

**Recommendation: Deny- Item A:** Environmental Exemption (per CEQA 15303); **Item B:** Variance to reduce the required front yard setback.

**Contact:** Jamie Broker, Planner, 916-808-1928; Sandra Yope, Senior Planner, 916-808-7158

**Action: No public comment. Moved, seconded, and carried (Notestine, Contreras, 6:0:0) to approve staff recommendation of denial.**

## 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.

4. **P05-153 Franklin Point** (Continued from 04/17/08, 05/08/08, 06/12/08, 06/26/08, 07/10/2008) (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 28, 2008.

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

**Action: Continued to August 28, 2008.**

5. **P08-043 21<sup>st</sup> and I Street Rezone** (Continued from 06/26/08) (Noticed on 06/13/08 and 08/01/08)

**Location:** 2108 I Street (near southeast corner of 21st and I Streets), District 3, 007-0022-004-0000

**Recommendation: Forward Recommendation of Approval to City Council- Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Plan Amendment-Community Plan to re-designate approximately 0.06 acres from the Multi-Family Residential designation to the General Commercial designation in the Central City Community Plan; **Item C:** Rezone/Prezone approximately 0.06 acres from the Multi-Family (R-3A) zone to the General Commercial Neighborhood Corridor (C-2-NC) zone; **Item D:** Lot Line Adjustment/Parcel Merger to adjust the common lot lines between two lots totaling approximately 0.26 acres in the Multi-Family (R-3A) and General Commercial (C-2) zones; **Item E:** Tentative Map-Subdivision Modification to create a lot less than 3,200 square feet within the central city.

**Contact:** Michael York, Associate Planner, 916-808-8239; Evan Compton, Acting Senior Planner, 916-808-5260

**Action: No public comment. Moved, seconded, and carried (Wasserman, Samuels, 5:1:0 No-Notestine) to approve staff recommendation.**

6. **P04-261 Downtown Plaza** (Noticed on 08/01/08)

**Location:** 408 J Street, 547 L Street. Various Parcels bounded by J & L Streets and 4th & 7th Streets, District 1, 006-0087-034-0000, 006-0087-035-0000, 006-0087-036-0000, 006-0087-037-0000, 006-0087-038-0000, 006-0087-043-0000, 006-0087-045-0000, 006-0087-052-0000, 006-0087-054-0000, 006-0087-058-0000, 006-0087-060-0000, 006-0087-061-0000, 006-0091-020-0000, 006-0091-022-0000, 006-0091-035-0000

**Recommendation: Approve- Item A:** Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Special Permit Major Modification to renovate and expand the existing one million square foot downtown plaza shopping center on approximately 11.6 acres in the Central Business District Special Planning District (C-3-SPD) zone.

**Contact:** Michael York, Associate Planner, 916-808-8239; Evan Compton, Acting Senior Planner, 916-808-5260

**Action: Public comments made by Luree Stetson, Susan Bush, Michael Ault, Jan Perez, Mr. Nicholls, Roberta Colvin, John Hummer, Kearse McGill, Dorothy Hodel, Katrina Malakoff, Roxanne Miller, Linda Roberts, Dolly Eyaw-Boryne, Arnold Zuniga, Themn Neil, Jennifer Stanley, Constance Anderson, Doretta Kirk.**

**Moved, seconded, and carried (Yee, Contreras, 6:0:0) to approve staff recommendation with amended conditions.**

- 7. P08-018 Belleau Wood Monopole Extension** (Noticed on 08/01/08)  
**Location:** 6550 Belleau Wood Lane, District 4, 035-0112-002-0000  
**Recommendation:** Continue to September 11, 2008  
**Contact:** Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Nedzlene Ferrario, Senior Planner, 916-808-7826  
**Action: Continued to September 11, 2008.**
- 8. P08-029 Plaza 26 Condo Conversion** (Noticed on 08/01/08)  
**Location:** 2600 Q Street, District 3, 007-0336-001-0000  
**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Tentative Map for condominium purposes; **Item C:** Special Permit to allow three existing duplex structures to be converted to six condominium units.  
**Contact:** Jennifer Matthews, Assistant Planner, 916-808-5591; Evan Compton, Acting Senior Planner, 916-808-5260  
**Action: No public comment. Moved, seconded, carried (Notestine, Samuels, 6:0:0) to approve staff recommendation.**
- 9. P08-047 Natomas Market Rate Condominiums** (Noticed on 08/01/08)  
**Location:** The site is bounded by Scarlet Ash Lane on the north, North Breezy Meadow Drive on the south, Blackrock Road on the east, and Juneberry Drive on the west, District 1, 225-0060-078-0000  
**Recommendation: Approve- Item A:** Addendum to Negative Declaration; **Item B:** Previously Adopted Mitigation Monitoring Plan; **Item C:** Special Permit to construct 120 residential condominium units contained in four three-story buildings and to develop one clubhouse.  
**Contact:** Jennifer Matthews, Assistant Planner, 916-808-5591; Lindsey Alagozian, Senior Planner, 916-808-2659  
**Action: No public comment. Moved, seconded, carried (Notestine, Yee, 5:1:0 No-Samuels) to approve staff recommendation.**
- 10. P08-062 Crosspointe Church of Natomas** (Noticed on 08/01/08)  
**Location:** 2408 Del Paso Road, District 1, 225-0070-140-0000  
**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to locate a church in the EC-40-PUD zone; **Item C:** Special Permit to waive the minimum required onsite parking for a church use in the EC-40-PUD zone.

**Contact:** Jamie Cutlip, Assistant Planner, 916-808-8684; Lindsey Alagozian, Senior Planner, 916-808-2659

**Action: No public comment. Moved, seconded, and carried (Notestine, Contreras, 6:0:0) to approve staff recommendation.**

11. **P08-069 Greer Duplex** (Noticed on 08/01/08)  
**Location:** 4411 4th Avenue, District 5, 014-0123-007-0000  
**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit to construct a new duplex on an approximately 0.13 acre vacant parcel in the General Commercial (C-2-SPD) zone within the Broadway/Stockton Special Planning District.  
**Contact:** Elise Gumm, Assistant Planner, 916-808-1927; Nedzlene Ferrario, Senior Planner, 916-808-7826  
**Action: Public comment made by Clarence Wilson. Moved, seconded, and carried (Samuels, Contreras, 6:0:0) to approve staff recommendation with amended conditions.**
12. **P08-071 Natomas Gateway Corporate Center** (Noticed on 08/01/08)  
**Location:** 2369 Gateway Oaks Drive, District 1, 274-0630-005, 274-0630-006, 274-0630-007  
**Recommendation: Approve- Item A:** Previously Adopted Addendum to a Mitigated Negative Declaration; **Item B:** Previously Adopted Mitigation Monitoring Plan; **Item C:** Planned Unit Development-Schematic Plan Amendment to reconfigure the building footprints and increase the allowed amount of office square footage in the Gateway Center PUD; **Item D:** Special Permit Modification to increase the size of the proposed office buildings.  
**Contact:** Stephanie Hockman, Assistant Planner, 916-808-7497; Lindsey Alagozian, Senior Planner, 916-808-2659  
**Action: No public comment. Moved, seconded, and carried (Notestine, Contreras, 6:0:0) to approve staff recommendation.**

### Staff Reports

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

13. **M03-013 South Sacramento Light Rail Station Assessments**  
**Location:** Florin and Meadowview Light Rail Stations  
**Recommendation: Review and Comment** - Conceptual plans and design guidelines for future development of transit-oriented development (TOD) around the Meadowview Road light rail station and the Florin Road light rail station.  
**Contact:** Fedolia "Sparky" Harris, Senior Planner, 916-808-2996  
**Action: No public comment. Reviewed and comments provided.**

**Public Comments- Matters Not on the Agenda**

14. **None.**

**Questions, Ideas and Announcements of Commission Members**

15. **None.**

**Adjournment – 9:05 pm**