



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

August 28, 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

August 28, 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 present with the exception of Commissioner Banes. Commissioner Boyd arrived at 5:36pm. Commissioner Contreras left at 7:40pm. Commissioner Givens recused himself and left at 7:40pm.

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 August 14, 2008**

Location: (Citywide)

Recommendation: Approve Commission Minutes from August 14, 2008

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

Action: Moved, seconded, and carried (Givens/ Notestine; 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, 07/10/08, 08/14/08) (Noticed on 04/03/08 and 04/25/08)
Location: Southwest Corner of Franklin Boulevard/Mack Road, District 7, 119-0070-062-0000, 119-0070-063-0000

Recommendation: Continue to a date uncertain. Project to be re-noticed.

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

Action: Voted on in conjunction with item #4. Moved, seconded, and carried (Notestine/ Wasserman; 7:0:0) to continue items.

3. **P05-027 Point West Plaza Planned Unit Development** (Noticed on 08/14/08)
Location: Southwest Corner of Del Paso and El Centro Roads, District 1, 225-0080-065-0000
Recommendation: Forward Recommendation of Approval to City Council- Item A: Environmental Impact Report; **Item B:** Mitigation Monitoring Plan; **Item C:** Development Agreement; **Item D:** Plan Amendment-General Plan to amend land use designations on approximately 25.0 acres of Community/Neighborhood Commercial and Office (CNCO); 6.1 acres of Mixed-Use (MU); 3.5 acres of Public/Quasi-Public (P/QPM); 3.5 acres of

Low Density Residential (LDR) and 7.0 acres of Major/Secondary Roadways to 38.1 acres of Community/Neighborhood Commercial and Office (CNCO) and 7.0 acres of Major/Secondary Roadways; **Item E:** Plan Amendment-Community Plan to amend land use designations on approximately 25.0 acres of Community Commercial; 6.1 acres of Employment Center (EC-50); 3.5 acres of Medium Density Residential (MDR); 2.0 acres of Institution; 1.4 acres of Community Center; 0.1 acres of General Public Facilities and 7.0 acres of Major/Secondary Roadways to 38.1 acres of Community Commercial and 7.0 acres of Major/Secondary Roadways; **Item F:** **Item F:** Rezone- to re-designate approximately 25.0 acres of Shopping Center Planned Unit Development (SC-PUD), 13.1 acres of Agriculture and 7.0 acres of Major/Secondary Roadways to approximately 38.1 acres of Shopping Center Planned Unit Development (SC-PUD) and 7.0 acres of Major/Secondary Roadways; **Item G:** Planned Unit Development-created with Guideline to establish the Point West Plaza Planned Unit Development with PUD Schematic Plan and PUD Design Guidelines; **Item H:** Tentative Map to subdivide one (1) parcel totaling approximately 45.1 gross acres into ten (10) parcels for retail and office uses; **Item I:** Special Permit-Drive Thru to allow drive-through service facilities within the proposed Shopping Center Planned Unit Development (SC-PUD) zone; **Item J:** Development Plan Review-New Site Plan to construct 403,489 square feet of retail within twenty (20) buildings and 44,600 square feet of office within four (4) buildings in the proposed Shopping Center Planned Unit Development (SC-PUD) zone.

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

Action: Public comment made by Lynn Lenzi, Catherine Barkett, Kathleen Applebaum, Jonathan Burke, Karen Diepenbrock, Chris Holm, and Nick Zuvela. Moved, seconded, and carried (Boyd/ Samuels; 8:0:0) to forward recommendation of approval to City Council.

4. **P06-190 Sacramento Samoan Church** (Noticed on 08/14/08)

Location: 3526, 3600, and 3604 5th Avenue, District 5, 013-0251-028-0000

Recommendation: Continue to September 11, 2008.

Contact: Michael York, Associate Planner, 916-808-8239; Nedzlene Ferrario, Senior Planner, 916-808-7826

Action: Voted on in conjunction with item #2. Moved, seconded, and carried (Notestine/ Wasserman; 7:0:0) to continue items.

5. **P08-024 Natomas Gas Station & Car Wash** (Noticed on 08/14/08)

Location: 4461 East Commerce Way, District 1, 225-1960-022-0000

Recommendation: Approve- Item A: Addendum to Negative Declaration; **Item B:** Development Plan Review-New Site Plan to construct a gas station with car wash in the Highway Commercial Natomas Crossing #3 Planned Unit Development (HC-PUD).

Contact: Heather Forest, Associate Planner, 916-808-5008; Lindsey Alagozian, Senior Planner, 916-808-2659

Action: No public comment. Moved, seconded, and carried (Notestine/ Contreraz; 8:0:0) to approve staff recommendation with amended conditions.

6. **P08-025 Shell Gas Station Addition and Alcohol Sales Special Permit**
(Noticed on 08/14/08)
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, Assistant Planner, 916-808-5749; Nedzlene Ferrario, Senior Planner, 916-808-7826
Action: No public comment. Moved, seconded, and carried (Wasserman/ Boyd; 8:0:0) to approve staff recommendation with amended conditions.
7. **P08-035 1801 Expo Retail** (Noticed on 08/14/08)
Location: 1801 Exposition Boulevard, District 3, 277-0271-015-0000
Recommendation: Forward Recommendation of Approval to City Council- Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Rezone/Prezone 0.05 acres (2130sf) from Agricultural (A) zone to the Shopping Center Planned Unit Development (SC PUD) zone; **Item C:** General Plan consistency for acquisition and/or disposition of City property; **Item D:** Development Plan Review-New Site Plan for a retail development totaling approximately 16,295 square feet in the proposed Shopping Center Planned Unit Development (SC-PUD) zone; **Item E:** Lot Line Adjustment/Parcel Merger to adjust the common property lines between two lots totaling approximately 1.2 acres in the Shopping Center Planned Unit Development (SC-PUD) and Agricultural (A) zones.
Contact: Michael York, Associate Planner, 916-808-8239; Lindsey Alagozian, Senior Planner, 916-808-2659
Action: No public comment. Moved, seconded, and carried (Yee/ Wasserman; 8:0:0) to approve staff recommendation.
8. **P08-039 Macon Centre** (Noticed on 08/14/08)
Location: Southeast corner of Macon Drive and East Commerce Way, District 1, 201-1170-006-0000
Recommendation: Approve- Item A: Addendum To Mitigated Negative Declaration; **Item B:** Previously Adopted Mitigation Monitoring Plan; **Item C:** Planned Unit Development-Schematic Plan Amended to designate child care and retail uses in the Northborough/Parkway Plaza/JMA PUD; **Item D:** Tentative Map to subdivide one parcel into two parcels in the Limited Commercial PUD (C-1-PUD) zone; **Item E:** Development Plan Review-New Site Plan to construct an approximately 5,100 square-foot retail building in the Limited Commercial PUD (C-1-PUD) zone; **Item F:** Special Permit to construct an approximately 15,413 square-foot child care/learning center in the Limited Commercial PUD (C-1-PUD) zone.
Contact: David Hung, Associate Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659
Action: Public comment made by Chris Holm. Moved, seconded, and carried (Samuels/ Wasserman; 8:0:0) to approve staff recommendation with amended conditions.

9. **P08-061 WaMu ATM Drive-Through Facility** (Noticed on 08/15/08)
Location: 1331 Florin Road, District 4, 029-0470-014-0000
Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15301);
Item B: Special Permit-Drive Thru for an Automated Teller Machine (ATM) service center; **Item C:** Variance to reduce the required vehicle stacking distance for an ATM drive-thru facility.
- Contact:** Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Nedzlene Ferrario, Senior Planner, 916-808-7826
- Action: No public comment. Moved, seconded, and carried (Notestine/ Contrevez; 8:0:0) to approve staff recommendation.**

Staff Reports

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

10. **P99-091 Natomas Landing** (Noticed on 08/18/08)
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: Review and Comment Only-** A request for the review of a project to allow the development of a planned mixed-use development on approximately 69.5 gross acres of vacant land in the proposed Employment Center 50 PUD (EC-50-PUD) zone, Shopping Center PUD (SC-PUD) zone, Highway Commercial (HC-PUD) zone and Agriculture Open Space (A-OS) zone in the North Natomas Community Plan area. The project requires a Development Agreement, a General Plan Amendment, a Community Plan Amendment, a Rezone, a Planned Unit Development Guidelines and Schematic Plan to establish the Natomas Landing PUD, a Tentative Map and a Plan Review to construct approximately 70,000 square feet of retail use and two hotels. Additional approvals will be required to build-out the PUD.
- Contact:** David Hung, Associate Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659
- Action: Public comment made by Nischit Hedge, Kathleen Applebaum, Catherine Barkett, Karen O’Haire, Lynn Lenzi, Jonathan Burke, Ken Nicholson, Tom McDonagh, Candice Fields, and Jim Thompson. Commission members declined comment; Givens recused.**

Public Comments- Matters Not on the Agenda

11. **None**

Questions, Ideas and Announcements of Commission Members

12. **Commissioner Woo will not be present at the September 11th meeting.**

Adjournment- 9:30pm