



# Minutes City of Sacramento Planning Commission

## COMMISSION MEMBERS:

Joseph Contreras  
Jodi Samuels  
Michael Notestine, Vice Chair

Darrel Woo, Chair  
Barry Wasserman  
Chris Givens

Joseph Yee, AIA  
Michael Mendez, MCP  
Panama Bartholomy

## 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

September 11, 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

September 11, 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 Commissioner Woo.** 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 28, 2008**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from August 28, 2008

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

**Action: Moved, seconded, and carried (Yee/ Samuels; 6:0:2, Recused – Mendez and Bartholomy) 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. **P08-018 Belleau Wood Monopole Extension** (Continued from 08/14/08) (Noticed on 08/01/08)

**Location:** 6550 Belleau Wood Lane, District 4, 035-0112-002-0000

**Recommendation:** Withdrawn by applicant.

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

**Action: No Public Comment. Moved, seconded and carried (Samuels/ Givens; 8:0:0) to withdraw the project per the applicant's request.**

### 3. **P06-190 Sacramento Samoan Church** (Continued from 08/28/08) (Noticed on 08/14/08)

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

**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to establish a church in an existing building on approximately one-half acre in the General Commercial (C-2) zone; **Item C:** Special Permit to waive a portion of the required parking for a church in the General Commercial (C-2) zone.

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

**Action: No Public Comment. Moved, seconded and carried (Yee/ Contreraz; 8:0:0) to approve staff recommendation with amended conditions.**

4. **P08-048 Gateway Corporate Center** (Noticed on 08/29/08)  
**Location:** 3550 North Freeway Boulevard, District 1, 225-2110-028-0000  
**Recommendation:** Withdrawn by applicant to be re-noticed to a later date.  
**Contact:** Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659  
**Action: No Public Comment. Moved, seconded and carried (Samuels/ Givens; 8:0:0) to withdraw the project and re-notice to a later date per the applicant's request..**
  
5. **P08-053 West El Camino & Truxel Monopole** (Noticed on 08/29/08)  
**Location:** 1514 West El Camino Avenue, District 1, 274-0060-033-0000  
**Recommendation:** Continue to September 25, 2008.  
**Contact:** Jamie Cutlip, Assistant Planner, 916-808-8684; Lindsey Alagozian, Senior Planner, 916-808-2659  
**Action: No Public Comment. Moved, seconded and carried (Contrerez/ Yee; 8:0:0) to continue to September 25, 2008.**
  
6. **P08-057 R Street Condos Map** (Noticed on 08/29/08)  
**Location:** 1409 R Street, District 4, 006-0287-015-0000, 006-0287-017-0000  
**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map to subdivide two parcels into one parcel and 12 condominium parcels; **Item C:** Special Permit for alternative ownership housing (12 condominiums) in the Residential Mixed-Use (RMX-SPD) zone within the R Street Corridor Special Planning District (SPD).  
**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; 8:0:0) to approve staff recommendation.**
  
7. **P08-066 Natomas Central Rezone** (Noticed on 08/29/08)  
**Location:** Natomas Central Drive and Kos Island Avenue, District 1, 225-2270-019-0000, 225-2270-027-0000  
**Recommendation: Forward Recommendation of Approval to City Council- Item A:** Addendum to Mitigated Negative Declaration and Mitigation Monitoring Plan; **Item B:** Plan Amendment-General Plan to re-designate 2.3 acres of Parks-Recreation-Open Space and 2.9 acres of Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na); **Item C:** Plan Amendment-Community Plan to re-designate 2.3 acres of Parks/Open Space and 8.0 acres of General Public Facilities to Medium Density Residential; **Item D:** Rezone/Pre-zone 8 acres of R-1-PUD, 2.3 acres of A-OS-PUD and 2.9 acres of R-2B-PUD to R-1A-PUD; **Item E:** Tentative Map to subdivide 2 parcels into 119 parcels; **Item F:** Tentative Map-Subdivision Modification to allow a 41 foot wide residential street section, a non-standard intersection, a dead-end road, and a non-standard elbow; **Item G:** Planned Unit Development-Schematic Plan Amendment to

the Natomas Central PUD; **Item H:** Special Permit to allow development in the R-1A-PUD zone.

**Contact:** Paul Philley, Junior Planner, 916-808-5714; Lindsey Alagozian, Senior Planner, 916-808-2659

**Action: No Public Comment. Moved, seconded and carried (Contrerez/ Yee; 8:0:0) to continue to September 25, 2008.**

### Staff Reports

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

8. **P08-073 Lottery Headquarters Campus** (Noticed on 08/29/08)  
**Location:** 600 North 10th Street, District 1, 001-0020-009-0000  
**Recommendation: Review and Comment-** A request for the review of a new California State Lottery Headquarters that is to consist of a new 150,000 square foot, six story main office building, two 165,000 square foot office buildings, an 8,400 square foot retail building, and a 1,200 stall parking garage.  
**Contact:** Antonio Ablog, Associate Planner, 916-808-7702; Evan Compton, Acting Senior Planner, 916-808-5260  
**Action: No Public Comment. Reviewed and comments provided.**

### Public Comments- Matters Not on the Agenda

9. **None.**

### Questions, Ideas and Announcements of Commission Members

10. **Commissioner Wasserman welcomed new commission members.**
11. **Commissioner Yee invited fellow commissioners to attend the last GPAC meeting on September 25, 2008.**
12. **Commissioner Bartholomy discussed the City of Stockton's General Plan lawsuit filed by the Sierra Club. He will discuss this further at the Long Range Planning Commission meeting.**

### Adjournment – 6:36 pm