



# Minutes City of Sacramento Planning Commission

## COMMISSION MEMBERS:

Joseph Contreras  
Joseph Yee, AIA  
Michael Notestine, Vice Chair

Darrel Woo, Chair  
Jodi Samuels  
Michael Mendez, MCP

Barry Wasserman  
Chris Givens  
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

October 23, 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

**October 23, 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 pm

**Roll Call – All commissioners present except Givens and Yee. Commissioner Yee arrived at 5:32 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 October 09, 2008**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from October 09, 2008

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

**Action: No public comment. Moved, seconded, and carried (Notestine/Samuels; 6:0:1 Recused- Wasserman) 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. **P08-048 Gateway Corporate Center** (Noticed on 10/10/08)

**Location:** 3550 North Freeway Boulevard, District 1, 225-2110-028-0000

**Recommendation: Approve- Item A:** Addendum to Environmental Impact Report; **Item B:** Mitigation Monitoring Plan; **Item C:** Planned Unit Development-Schematic Plan Amended PUD Schematic Plan Amendment to modify the Promenade at Natomas PUD to accommodate 60,000 additional square feet of office (410,000 square feet total) and a 1,415 stall parking garage; **Item D:** Planned Unit Development-Guidelines Amended PUD Guidelines Amendment to modify the Promenade at Natomas PUD to allow an additional 25-foot tall pylon sign and to provide consistency with the Sacramento Zoning code; **Item E:** Development Plan Review-Planning Director Plan Review to construct a three story, 120,000 square foot office building in the Employment Center (EC-50) zone in the Promenade at Natomas PUD.

**Contact:** Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659

**Action: Public comment made by Chris Holm. Moved, seconded, and carried (Samuels/Notestine; 8:0:0) to approve staff recommendation.**

3. **P08-078 Lot 9 Office and Off-Site Parking** (Noticed on 10/10/08)  
**Location:** 7273 14th Avenue, District 6, 015-0311-047-0000  
**Recommendation:** Continue to November 13, 2008.  
**Contact:** Jamie Cutlip, Assistant Planner, 916-808-8684; Nedzlene Ferrario, Senior Planner, 916-808-7826  
**Action: Continued to November 13, 2008.**
  
4. **P08-080 Sacramento Local Conservation Corps Headquarters/Training Center**  
(Noticed on 10/10/08)  
**Location:** 6101 27th Street, District 5, 036-0031-038-0000, 036-0031-026-0000,  
036-0031-034-0000  
**Recommendation:** Continue to November 13, 2008.  
**Contact:** Stephanie Hockman, Junior Planner, 916-808-7497; Nedzlene Ferrario,  
Senior Planner, 916-808-7826  
**Action: Continued to November 13, 2008.**
  
5. **P08-083 Victory Outreach Church** (Noticed on 10/10/08)  
**Location:** 548 Display Way, District 2, 250-0040-070-0000  
**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15301);  
**Item B:** Special Permit-Church in an existing building within the Light Industrial Planned  
Unit Development (M-1 PUD) zone.  
**Contact:** Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Lindsey  
Alagozian, Senior Planner, 916-808-2659  
**Action: Public comment made by Pastor Jim J. Ornelas, F. Stan Paul, Fred  
Barnum, Paul Celillo, Tyler Wheeler, Jesus Oseguera, Marta Valero, and Ken  
McNevin. Moved, seconded, and carried (Samuels/Contreraz; 8:0:0) to approve  
staff recommendation with amended conditions.**
  
6. **Z08-144 Appeal of 403 38th Street Tentative Map** (Noticed on 10/10/08)  
**Location:** 403 38th Street (East side, south of McKinley Boulevard), District 3, 004-  
0232-027-0000  
**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15315);  
**Item B:** Tentative Map to divide one (1) parcel of approximately 0.43 acres into two (2)  
parcels in the Standard Single-Family (R-1) zone; **Item C:** Tentative Map-Subdivision  
Modification to create one (1) interior lot of less than 52 feet in width (at the front  
building setback line).  
**Contact:** Robert W. Williams, Associate Planner, 916-808-7686; Sandra Yope, Senior  
Planner, 916-808-7158  
**Action: Public comment made by Jordan Magill, Deane Dana, and Mike Klein.  
Moved, seconded (Notestine/Mendez; 4:4:0 No-Yee, Wasserman, Bartholomy,  
Contreraz) to approve with amended conditions. Motion failed.**  
**Action: Moved, seconded, and carried (Samuels/Notestine; 8:0:0) to continue to a  
date uncertain. Project will also be re-noticed.**

7. **Z08-154 Appeal of 2509 11th Avenue Accessory Structure** (Noticed on 10/10/08)  
**Location:** 2509 11th Avenue, District 5, 013-0314-013-0000  
**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15303 and 15311); **Item B:** Special Permit-Accessory Structure to exceed the maximum overall height of 18 feet on approximately 0.1 acres in the Single Family Residential (R-1) Zone; **Item C:** Special Permit-Accessory Structure to exceed the maximum allowed wall height of ten feet.  
**Contact:** Jennifer Glen, Assistant Planner, 916-808-4771; Sandra Yope, Senior Planner, 916-808-7158  
**Action: Public comment made by Nancee Murray, Michael Hearn, Len Fisher, Kathleen Fisher, Kathryn Allen, Shannon McKinney, Steve Kollars, Theresa Kollars, George Lehr, Sheila Harrington, Anne Shook, Peter Morse, Jack Moncrief, Marian Moe, Seamus Carroll, and Meg Heede.**  
**Moved, seconded, and carried (Bartholomy/Samuels; 5:3:0 No- Yee, Wasserman, Woo) to deny the application for Special Permits.**

### Staff Reports

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

8. **P08-068 Station 65** (Noticed on 10/10/08)  
**Location:** Southeast Corner of 65th Street and Folsom Boulevard, District 3, 015-0010-003-0000, 015-0010-020-0000, 015-0010-021-0000  
**Recommendation: Review and Comment-** A request to construct a mixed-use transit oriented project with up to 100 residential units and 501,240 square feet of commercial space with structured parking on approximately 4.29 acres in the General Commercial Transit Overlay (C-2-TO) zone within the 65th Street Transit Village Plan area.  
**Contact:** Elise Gumm, Assistant Planner, 916-808-1927; Evan Compton, Acting Senior Planner, 916-808-5260  
**Action: Public comment made by Mark Lucas, Chris Holm, Paul Philley, and Roxanne Fuentez. Reviewed and comments provided. Commissioners will submit additional comments to the planner and applicant before the project comes back for approval.**
9. **MATRIX Program Update** (Oral)  
**Location:** (Citywide)  
**Recommendation: Receive and File-** Update on the MATRIX Program.  
**Contact:** William Thomas, Director of Development, 916-808-1918  
**Action: No public comment. Received and Filed.**

### Public Comments- Matters Not on the Agenda

10. City Staff, Greg Bitter, referenced a letter that was passed out to Commissioners regarding the Creekside Homecoming Gates (P07-092) report back to commission in a year.

### Questions, Ideas and Announcements of Commission Members

11. Commissioner Mendez inquired about the Natural Gas Facility Project and when it would be heard at Planning Commission. Greg Bitter stated that the date has not been determined as of yet.

Adjournment – 11:10 pm