



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

Historic City Hall
915 I Street, 2nd Floor – Hearing Room

June 12, 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

June 12, 2008

Historic City Hall
915 I Street – 2nd Floor, Hearing Room

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 Commissioners Boyd, Samuels, and Givens. Commissioner Banes arrived at 5:41 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 May 22, 2008

Location: (Citywide)

Recommendation: Approve Commission Minutes from May 22, 2008

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

Action: Moved, seconded (Notestine/Contreras 5:0:0) 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 and 05/08/08) (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 June 26, 2008

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

Action: Continued to June 26, 2008

3. P08-025 Shell Gas Station Addition and Alcohol Sales Special Permit (Continued from 05/08/08) (Noticed on 04/25/08)

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, Planner, 916-808-5749; Nedzlene Ferrario, Senior Planner, 916-808-7826

Action: No public Comment. Moved, seconded (Wasserman/Contreraz 6:0:0) to continue to a date uncertain and will be renoticed.

4. **P07-165 Fresh & Easy Neighborhood Market** (Continued from 05/22/08) (Noticed on 05/12/08 and 05/30/08)

Location: Northwest Corner of Mack Road and Franklin Boulevard in the Deer Creek Plaza PUD, District 8; 119-0070-069-0000

Recommendation: **Approve- Item A:** Addendum to Environmental Impact Report; **Item B:** Mitigation Monitoring Plan; **Item C:** Planned Unit Development Guidelines amended to modify and update the Deer Creek Plaza PUD Guidelines; **Item D:** Planned Unit Development Schematic Plan amended to depict the proposed commercial project in the Deer Creek Plaza PUD; **Item E:** Development Plan Review-New Site Plan to construct a 15,009 square foot grocery store within the Deer Creek Plaza PUD.

Contact: Steven Kerr, Junior Planner, 916-808-5416; Nedzlene Ferrario, Senior Planner, 916-808-7826

Action: No public comment. Moved, seconded (Wasserman/Banes 6:0:0) to approve staff recommendations.

5. **P06-074 Azusa Project** (Noticed on 05/30/08)

Location: 1141 and 1151 Azusa Street, District 1; 274-0091-001-0000, 274-0091-002-0000

Recommendation: Continue to June 26, 2008

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

Action: No public comment. Moved, seconded (Notestine/Contreraz 6:0:0) to continue to June 26, 2008.

6. **P07-063 65th Street Center** (Noticed on 05/30/08)

Location: 6507 4th Avenue, District 6; 015-0031-044-0000, 015-0031-045-0000

Recommendation: Forward Recommendations of Approval to City Council- Item A: Supplement to Environmental Impact Report; **Item B:** Mitigation Monitoring Plan; **Item C:** Plan Amendment-General Plan of 0.58 acres from the Medium Density Residential to the Mixed Use land use designation; **Item D:** Rezone from Non-Agricultural to another of 0.58 acres from the Multi-family Transit Overlay (R-3-TO) to the General Commercial Transit Overlay (C-2-TO) zone; **Item E:** Tentative Map to merge a portion of one parcel with two other parcels totaling approximately 10.6 gross acres then subdividing same into four (4) parcels in the General Commercial Transit Overlay (C-2-TO) zone; **Item F:** Special Permit to construct a commercial mixed use project with approximately 240,970 square feet of building area; **Item G:** Special Permit to exceed the 55 foot height limit in the General Commercial Transit Overlay (C-2-TO) zone; **Item H:** Special Permit to review the master signage program; **Item I:** Variance to reduce the required 26' vehicle maneuvering area; **Item J:** Variance to exceed the

allowed number of attached signs in the General Commercial Transit Overlay (C-2-TO) zone within 660' of a freeway; **Item K:** Variance to exceed the 20' sign placement height limit within 660' of a freeway; **Item L:** Development Plan Review-New Site Plan comprising approximately 240,970 square feet of commercial mixed-use building area on 10.6 gross acres in the General Commercial Transit Overlay (C-2-TO) zone.

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

Action: Public comment made by L. Jones, M. Billingsley, W. Seifert, C. Holm, J. Sprogias). Moved, seconded (Notestine/Banes 6:0:0) to approve staff recommendations.

7. **P07-167 Budget Inn Conversion** (Noticed on 05/30/08)

Location: 5321 Stockton Boulevard, District 5; 023-0211-025-0000

Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit to convert an existing motel into an approximately 74 unit residential hotel, plus one manager's unit, on approximately 2.0 acres in the Heavy Commercial, Broadway-Stockton Special Planning District (C-4 SPD) zone.

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

Action: Public comment made by S. MacAllister, D. MacAllister, T. Brown, S. Phillips and T. Johnson. Moved, seconded (Banes/Wasserman 5:0:1; Recused: Notestine) to approve staff recommendations.

8. **P08-031 Freeport Raley's Parking Lot Rezone** (Noticed on 05/30/08)

Location: 1911 Potrero Way and 1905 Potrero Way, District 4; 017-0171-021-0000, 017-0171-030-0000

Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Rezone/Prezone of two existing parking lot parcels from Standard Single Family (R-1-EA-4) to General Commercial (C-2-EA-4).

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

Action: Public comment made by N. Schild. Moved, seconded (Notestine/Banes 6:0:0) to approve staff recommendations.

9. **P08-037 Hyatt Place Natomas** (Noticed on 05/30/08)

Location: 20 Advantage Court, District 1; 225-1960-035-0000

Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Planned Unit Development-Schematic Plan Amended to exchange PUD land use designations between two parcels within the Natomas Central Area 3 PUD Schematic Plan to designate the project site as a hotel use; **Item C:** Development Plan Review-New Site Plan to develop a 4-story, 137-room, 83,861 square foot hotel on approximately 3.7 acres in the Employment Center (EC-50-PUD) zone located in the Natomas Crossing PUD.

Contact: Steven Kerr, Junior Planner, 916-808-5416; Lindsey Alagozian, Senior Planner, (916) 808- 2659

Action: No public comment. Moved, seconded and carried (Banes/Contreraz 6:0:0) to approve staff recommendations.

10.P08-054 (formerly Z08-044) **La Provence (River Commons)** (Noticed on 05/30/08)

Location: 200 Cadillac Drive, District 3; 295-0020-008-0000

Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit-Major Modification to add 27 new units to an existing apartment complex and remodel and replace the clubhouse and pool on approximately 6.9 acres within the Multifamily Parkway Corridor Planned Unit Development (R-3-PC-PUD) zone, within the Campus Commons PUD; **Item C:** Special Permit to waive required parking spaces for the residential use; **Item D:** Variance to exceed the height regulations within the Parkway Corridor overlay.

Contact: Christopher Dougherty, Assistant Planner, 916-808-5680; Stacia Cosgrove, Senior Planner, 916-808-7110

Action: No public comment. Moved, seconded (Notestine/Banes 6:0:0) to approve staff recommendations.

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.None

Adjournment

9:48 PM