



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:

Joy Patterson, Principal Planner
Sabina Gilbert, Senior Deputy City Attorney

New City Hall
915 I Street, 1st Floor – Council Chambers

May 28, 2009 – 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 Community Development 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 Community Development Department at (916) 808-5908 at least 48 hours prior to the meeting.



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(916) 264-5011

MINUTES

May 28, 2009

*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 commissioners present except Bartholomy. Commissioner Bartholomy arrived at 5:31 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 April 23, 2009**

Location: (Citywide)

Recommendation: Approve Commission Minutes from April 23, 2009.

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

Action: Moved, seconded, and carried (Contreraz/Samuels; 7:0:1 Recuse-Givens) to approve minutes.

Director's Report

2. **Director's Report**

Location: (Citywide)

Recommendation: Receive and File- Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

Contact: Greg Bitter, Principal Planner, 916-808-7816

Action: Received and Filed.

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.

3. **P09-003 Club Center Treepole for Verizon** (Continued from 4/23/09) (Noticed on 4/10/09)

Location: 5508 Sorento Road, District 1, 226-0020-021-0000

Recommendation: Withdrawn from agenda; to be re-noticed to a later date.

Contact: Elise Gumm, Associate Planner, 916-808-1927; Lindsey Alagozian, Senior Planner, 916-808-2659

Action: Withdrawn from agenda; to be re-noticed to a later date.

4. **P06-113 Bell & Straus Industrial Park** (Noticed on 5/15/09)
Location: 1951 Bell Avenue, District 2, 238-0220-039-0000
Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15332);
Item B: Tentative Map to subdivide an approximately 3.23 acre undeveloped parcel into eight parcels in Light Industrial Review (M-1S-R) zone; **Item C:** Development Plan Review-New Site Plan to construct eight industrial buildings on an approximately 3.23 acre undeveloped parcel in Light Industrial Review (M-1S-R) zone.
Contact: Elise Gumm, Associate Planner, 916-808-1927; Lindsey Alagozian, Senior Planner, 916-808-2659
No public comment. Action: Moved, seconded, and carried (Bartholomy/Givens; 9:0:0) to approve staff recommendation.

Staff Reports

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

5. **P04-109 Curtis Park Village** (Noticed on 5/15/09)
Location: North of Sutterville Road, west of 24th Street, east of the Union Pacific Railroad/Sacramento City College , and south of Portola Way, District 5, 013-0010-008-0000, 013-0010-009-0000, 013-0010-021-0000, 013-0010-022-0000, 013-0010-023-0000, 013-0010-024-0000, 013-0010-025-0000, 013-0010-026-0000, 013-0010-027-0000, 013-0010-028-0000, 013-0062-001-0000, 013-0062-002-0000
Recommendation: Review and Comment- A request to develop approximately 260,000 square feet of commercial/retail space, which includes a 38,000 square foot dinner theater, and two 6,500 square foot 250 seat restaurants, 178 single-family residences, an 80-unit senior multi-family housing complex, a 212-unit multi-family residential housing complex, and an 8.7 acre park, on approximately 71.7 acres in the Shopping Center (SC-PUD), Single Family Alternative (R-1A-PUD), Multi-Family (R-4-PUD), Multi-Family (R-5-PUD), and Agriculture-Open Space (A-OS-PUD) zones within the Curtis Park Planned Unit Development.
Contact: Heather Forest, Associate Planner, 916-808-5008; Joy Patterson, Principal Planner, 808-5607
Public comment made by Earl Withycolybe, Walt Seifert, Linda Bell, Kathleen Ave, Rosanna Herber, Andrea Rosen, Molly Wright, Jennifer Jennings, Chris Holm, Michael Sicilia, Michael Hearn, Wendy Saunders, and Janet Carlson.
Action: Reviewed and comments provided.

Public Comments- Matters Not on the Agenda

6. None.

Questions, Ideas and Announcements of Commission Members

7. Vice Chair Notestine mentioned he has applications for APA for commissioners, if anyone is interested in becoming a member.
8. Vice Chair Notestine also mentioned there is a webinar coming up for LEED ND (Neighborhood Development) green and asked if anyone was interested in attending.

Adjournment – 8:55 PM