



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:

Tom Pace, Long Range Planning Manager
Sabina Gilbert, Senior Deputy City Attorney

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

July 9, 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 Boulevard, 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) 808-5656

MINUTES

July 9, 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 Commissioner Bartholomy.

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 June 11, 2009**

Location: (Citywide)

Recommendation: Approve Commission Minutes from June 11, 2009.

Contact: Tom Pace, Long Range Planning Manager, 916-808-6848

Action: Moved, seconded, and carried (Notestine/Contreraz; 8:0:0) 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: Tom Pace updated the commission regarding the Community Development Department's layoffs that took place on July 3rd, subsequently the department has 14 less Planning positions and 15 less Development Service Technician positions. Work loads have been shifted to ensure coverage of the counter by both Planners and Building Inspectors. Greg Bitter indicated that the commissioners would be receiving a listing of the current projects and the related staff contacts as soon as workloads have finished shifting. Greg also updated the commission regarding the formation of subcommittees for the streamlining efforts and the Design guidelines, informing that there is currently no on-going efforts for either the Citywide Design review or the combination of the Design and Planning Commissions.

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. P04-264 Natomas Crossing (Noticed on 6/29/09)

Location: Project site bounded by I-5 (West), East Commerce (East), San Juan Road (South), and adjacent to Main Entrance Road (North). Assessor's Parcel Numbers 225-0070-115; 225-0140-065, -067; 225-0150-043, -053, -054; 225-0180-059; 225-0310-026; Council District 1

Recommendation: Forward Recommendation of Approval to City Council- Item A: Environmental Impact Report; **Item B:** Mitigation Monitoring Plan; **Item C:** General Plan Amendment to redesignate approximately 151.6 gross acres from Planned Development to approximately 105.3 acres of Regional Commercial and approximately 46.3 acres of Employment Center Midrise; **Item D:** Rezone of approximately 133.5 gross acres from approximately 10.8 acres of Neighborhood Convenience Commercial PUD (C-1 PUD), approximately 54 acres of Employment Center 40/acre (EC-40 PUD), and approximately 68.7 acres of Employment Center 50/acre (EC-50 PUD) to approximately 50.1 acres of Employment Center 50/acre (EC-50 PUD) and approximately 83.4 acres of Shopping Center (SC PUD) zones; **Item E:** PUD Guidelines Amendment to amend the Natomas Crossing Planned Unit Development to allow new development standards and to establish sign guidelines for Quadrant C; **Item F:** Schematic Plan Amendment to depict a 309,276 to 463,914 square foot shopping center on the northwest corner of Arena Boulevard and East Commerce Way (described as Quadrant B) within the Natomas Crossing PUD; **Item G:** Schematic Plan Amendment to depict a 302,306 to 432,300 square foot shopping center and to depict 82,600 to 200,000 square feet of office on the southwest corner of Arena Boulevard and East Commerce Way (described as Quadrant C) within the Natomas Crossing PUD; **Item H:** Schematic Plan Amendment to depict a 253,600 to 600,000 square foot major medical facility and to depict an additional 253,600 to 600,000square feet of office on southwest corner of Natomas Crossing and East Commerce Way (described as Quadrant D) within the Natomas Crossing PUD; **Item I:** Tentative Map to subdivide approximately 52.8 gross acres into 22 parcels in the proposed Shopping Center (SC-PUD) and Employment Center 50/acre (EC-50 PUD) zones.

Contact: Evan Compton, Associate Planner, 916-808-5260; and Lindsey Alagozian, Senior Planner, 916-808-2659

Public comment made by Chris Holm, and Kimberly Johnson. Action: Moved, seconded, and carried (Mendez/Givens; 7:1:0) to Forward Recommendation of Approval to City Council.

4. LR09-001 City Reasonable Accommodation Ordinance (Noticed on 6/29/09)

Location: Citywide

Recommendation: Forward Recommendation to City Council to adopt the Draft Reasonable Accommodation Ordinance.

Contact: Greg Sandlund, Assistant Planner, (916) 808-8931; Jim McDonald, AICP, Senior Planner, (916) 808-5723

Public comment made by Chris Jensen. Action: Moved, seconded, and carried (Notestine/Samuels; 8:0:0) to Forward Recommendation to City Council to Adopt the Draft Reasonable Accommodation Ordinance.

Staff Reports

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

5. LR09-016 Work Program for Climate Action Plan

Location: Citywide

Recommendation: Receive and File.

Contact: Helen Selph, Associate Planner, (916) 808-7852

Action: Reviewed and Commented.

6. LR09-017 Multi-Family Residential Design Principles

Location: Citywide

Recommendation: Review and Comment – on staff's outline of proposed revisions to the Multi-Family Residential Design Principles.

Contact: Greg Sandlund, Assistant Planner, (916) 808-8931; Jim McDonald AICP, Senior Planner, (916) 808-5723.

Action: Reviewed and Commented.

Public Comments- Matters Not on the Agenda

7. None

Questions, Ideas and Announcements of Commission Members

8. Commissioner Notestine requested that an item be agendized for the July 23, 2009 meeting, regarding the street width on East Commerce Boulevard. Commissioner Notestine also informed the commission that he enjoyed having his binder this meeting.

Commissioner Yee requested that staff take a poll of the commissioners before the scheduling of a meeting in August regarding the return of the Multi-Family Residential Design Principles before the commission. This would be to ensure that as many commissioners may be in attendance as possible.

Commissioners Woo and Mendez will not be in attendance at the July 23' 2009 meeting.

Adjournment - 7:53 p.m.