



# Agenda City of Sacramento Planning Commission

## COMMISSION MEMBERS:

*Anna Molander  
Michael Mendez, MCP  
Philip Harvey*

*Jameel Pugh  
Joseph Contreras, Vice-Chair  
Michael Notestine  
Rommel Declines*

*Joseph Yee, AIA, Chair  
Panama Bartholomy  
(Vacant)  
(Vacant)*

## CITY STAFF:

*Greg Bitter, Principal Planner  
Sheryl Patterson, Senior Deputy City Attorney*

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

*March 10, 2011 – 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 and may be taken in any order deemed appropriate by the legislative body. The agenda provides a general description and staff recommendations; however, the legislative body may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. Hard copies are available at the Community Development Department (10 cents per page). Live video streams and indexed archives of meetings are available via the internet. Visit [http://sacramento.granicus.com/ViewPublisher.php?view\\_id=21](http://sacramento.granicus.com/ViewPublisher.php?view_id=21).*

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.



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# AGENDA

**March 10, 2011**

*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

### 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 February 24, 2011**

**Location:** Citywide

**Recommendation:** Approve Commission Minutes from February 24, 2011.

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

### Director's Report

**2. Director's Report (Oral)**

**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

### 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. M09-020 Swanston Station Transit Village Specific Plan (Noticed 2/28/11)**

**Location:** The Swanston Station Transit Village Area is generally bounded by El Camino Ave on the north, Arden Way on the south, Capitol City Freeway (Business 80) on the east, and Beaumont and Erickson Streets on the west. Properties fronting on the northern side of El Camino are within the Swanston Station area, Districts 2 & 3.

**Recommendation: Forward Recommendations of Approval to City Council: Item A:** Environmental Determination: Environmental Impact Report (EIR); **Item B:** Mitigation Monitoring Plan; **Item C:** Swanston Station Transit Village Specific Plan; **Item D:** Rezone various parcels within the Swanston Station Transit Village Specific Plan Area.

**Contact:** Fedolia “Sparky” Harris, Senior Planner, 808-2996; Jim McDonald, Senior Planner, 808-5723

4. **P08-100 7114 Indian Lane Subdivision** (Noticed 2/28/11)

**Location:** 7114 Indian Lane, 041-0085-003-0000, District 5

**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map to subdivide one vacant 0.97 gross acre lot into 14 petite lots for an alternative-style single-family subdivision in the Residential Mixed-use-Transit Overlay (RMX-TO) zone; **Item C:** Special Permit-Residential to develop alternative-style detached single family homes on petite lots with private streets.

**Contact:** Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Lindsey Alagozian, Senior Planner, 916-808-2659

5. **P09-006 Provence** (Noticed 2/28/11)

**Location:** Area southwest of East Commerce Way and Benefit Way, 225-2330-002-0000 through 225-2330-076-0000, 225-2680-002-0000 through 225-2680-083-0000, 225-2690-002-0000 through 225-2690-069-0000, District 1

**Recommendation: Forward Recommendations of Approval to City Council: Item A:** A Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Planned Unit Development Schematic Plan Amendment to re-designate use and density on 13.9 gross acres; **Item D:** Tentative Map to subdivide 182 residential lots and 38 common lots into 28 residential condominium lots, 5 private street lots, 16 private drive lots and one landscape lot; **Item E:** Special Permit to develop 233 condominium units; **Item F:** Special Permit-Major Modification to modify previous approval from 182 townhouse units to 233 condominium units.

**Contact:** David Hung, Associate Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659

6. **P10-078 New American Poultry Facility** (Noticed 2/28/11)

**Location:** 8612 Younger Creek Drive, 062-0130-035-0000, District 6

**Recommendation: Approve - Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit to relocate a poultry slaughter processing plant into the Heavy Industrial (M-2S) zone.

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

7. **P10-081 Long Plaza Plan Review** (Noticed 2/28/11)

**Location:** 6451 Stockton Boulevard, 040-0021-047-0000, District 6

**Recommendation: Approve - Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Development Plan Review-New Site Plan for a 24,930 square foot commercial complex comprising retail, medical office, and restaurant uses in the General Commercial Plan Review Broadway-Stockton Special Planning District (C-2-R-SPD) zone.

**Contact:** Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Lindsey Alagozian, Senior Planner, 916-808-2659

8. **P10-085 The Broadway Triangle Development** (Noticed 2/28/11)  
**Location:** 3409 Broadway, 3413 Broadway, 3425 Broadway, 3436 2nd Avenue, 3434 2nd Avenue, 3535 3rd Avenue, 3519 3rd Avenue, 3501 3rd Avenue, 2751 35th Street, 2741 35th Street, 2739 35th Street. 010-0375-001-0000, 010-0375-002-0000, 010-0375-003-0000, 010-0375-004-0000, 010-0375-008-0000, 010-0381-012-0000, 010-0381-013-0000, 010-0381-014-0000, 010-0381-015-0000, 010-0381-016-0000, 010-0381-017-0000, 010-0381-018-0000, District 5
- Recommendation: Approve - Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map to subdivide twelve parcels into twenty-seven parcels including nineteen residential lots, five commercial lots, and three common lots; **Item C:** Subdivision Modification to allow five lots without public street access; **Item D:** Development Plan Review for development of new land locked parcels; **Item E:** Special Permit for alternative single family housing in the General Commercial (C-2-SPD); **Item F:** Special Permit for apartments outside of the Central City; **Item G:** Special Permit to reduce required parking for commercial and restaurant uses; **Item H:** Variance to reduce the maneuvering distance for driveways; **Item I:** Variance to reduce the courtyard requirements and; **Item J:** Variance to increase the height of the live/work units.
- Contact:** Matthew Sites, Associate AIA, LEED AP, Urban Design Staff, 916-808-7646; Lindsey Alagozian, Senior Planner, 916-808-2659.
9. **P10-086 ChaCha's Doggy Daycare** (Noticed 2/28/11)  
**Location:** 910 57<sup>th</sup> Street, 008-0122-003-0000, District 3
- Recommendation: Approve - Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to operate a dog kennel in the Heavy Commercial (C-4) zone; **Item C:** Special Permit to waive required parking for a kennel; **Item D:** Special Permit to allow tandem parking; **Item E:** Variance to waive the masonry wall requirement; **Item F:** Variance to deviate from parking development standards.
- Contact:** Evan Compton, Associate Planner, 916-808-5260, Stacia Cosgrove, Senior Planner, 916-808-7110
10. **P10-088 1600 H Parking Waiver** (Noticed 2/28/11)  
**Location:** 1600 H Street, 006-0063-020-0048, District 3
- Recommendation: Approve - Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit-Parking to waive a portion of the required parking for an existing residential mixed use project.
- Contact:** Elise Gumm, Associate Planner, 916-808-1927, Stacia Cosgrove, Senior Planner, 916-808-7710
11. **P10-089 Courtyard Condominiums** (Noticed 2/28/11)  
**Location:** Northwest corner of T Street and 24th Street, 010-0036-011-0000, 010-0036-012-0000, District 4
- Recommendation: Approve - Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map to create one condominium lot; **Item C:** Special Permit to construct 6 condominium units; **Item D:** Special Permit-Parking Reduction to reduce parking for multi-family development; **Item E:** Special Permit to reduce street side setback for an accessory structure; **Item F:** Variance to waive a trash enclosure.

**Contact:** David Hung, Associate Planner, 916-808-5530; Sandra Yope, Senior Planner, 916-808-7158

12. **P10-092 El Dorado Savings Bank Signage** (Noticed 2/28/11)  
**Location:** 5500 Folsom Boulevard, 008-0444-001-0000, District 3

**Recommendation: Approve - Item A:** Environmental Exemption (Per CEQA 15311); **Item B:** Variance to allow a detached monument sign to exceed the maximum size allowed in the Office (OB) zone; **Item C:** Variance to allow two attached signs to exceed the maximum size allowed in the OB zone.

**Contact:** Evan Compton, Associate Planner, 916-808-5260, Stacia Cosgrove, Senior Planner, 916-808-7110

### Staff Reports

Staff reports include oral presentations including those recommending Receive and File.

13. **P11-009 800 Block** (Noticed 2/18/11)  
**Location:** 800 K Street, 802 K Street, 806 K Street, 812 K Street, 1115 8th Street, 809 L Street, 815 L Street, 006-0098-003-0000, 006-0098-004-0000, 006-0098-006-0000, 006-0098-007-0000, 006-0098-008-0000, 006-0098-014-0000, 006-0098-021-0000, 006-0098-022-0000, 006-0098-024-0000, District 1

**Recommendation: Review and Comment** –A request to develop a 190,000 square foot mixed use development at the southeast corner of 8th and K Streets, consisting of 134 residential units and ground floor retail, and to develop a 98,000 square foot mixed use development at the northeast corner of 8th and L Streets, consisting of 66 residential unit, rehabilitation of the existing landmark Bel Vue building, and ground floor retail.

**Contact:** Matthew Sites, Associate AIA, LEED AP, Urban Design Staff, 916-808-7646; Stacia Cosgrove, Senior Planner, 916-808-7110

### Public Comments- Matters Not on the Agenda

14. To be announced.

### Questions, Ideas and Announcements of Commission Members

15. To be announced.

### Adjournment