



City of Sacramento City Planning Commission

COMMISSION MEMBERS:

Joseph Contreras
Joseph Yee, Vice Chair
Michael Notestine

Darrel Woo
Jodi Samuels
D.E. "Red" Banes, Chair

John Boyd
Barry Wasserman
Chris Givens

CITY STAFF:

David Kwong, Planning Manager
Sabina Gilbert, Senior Deputy City Attorney
Emilie Chlarson, Customer Service Specialist

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

October 26, 2006 – 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 915 I Street, New City Hall, 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) 808-8733 at least 48 hours prior to the meeting.

SYNOPSIS

October 26, 2006

*Historic City Hall
915 I Street – Second 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 except Woo, Banes (Boyd present at 5:35)

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 Synopsis for October 12, 2006.**

Location: (Citywide)

Recommendation: Approve commission Synopsis for October 12, 2006.

Contact: David Kwong, Planning Manager, 808-2691

Action: Continued to November 9, 2006, due to lack of quorum related to item.

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. **Z05-338 1812 1st Avenue, 2nd Unit** (Noticed on: 06/23/06, 10/04/06) (Continued from: 07/13/06, 09/14/06)

Location: 1812 1st Avenue, D-4

Recommendation: Approve – Item A: Environmental Exemption (CEQA Section 15303(a)); Item B: Special Permit to allow the existing second (2nd) floor of an accessory structure to be converted to a second (2nd) residential unit that does not meet the required fifteen (15) foot rear (south) setback and the three (3) foot interior (left) side (east) setback, on 0.10± developed acres in the Standard Single Family (R-1) zone.

Contact: Robert Williams, Assistant Planner, 808-7686

Action: Public comment: Jay King, Edward Alvarez, Betsy Reifsnider, Charlene Kessler, Robert Schlichting. Moved, seconded (Samuels, Yee 3:2:2 No: Wasserman, Boyd. Abstain Contreras, Givens). Motion failed due to lack of four affirmative votes.

3. **P06-162 Sacramento Fresh Air Market Variances** (Noticed on: 09/18/06, 10/16/06) (Continued from: 10/12/06)

Location: Northwest Corner of Franklin Boulevard and Florin Road, D-5

Recommendation: Approve – Item A: Addendum to a Mitigated Negative Declaration (P06-019); **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – Item C: Variance to waive the requirement for a landscaped twenty-five (25) foot setback in the light industrial (M-1S) zone; Item D: Variance to waive the requirement for shading of parking

areas. Item E: Special Permit modification to modify the approved hours of operation from 7:00 a.m. to 3:00 p.m. to 8:00 a.m. to 5:00 p.m. on Saturday and Sunday.

Contact: Antonio Ablog, Associate Planner, 808-7702

Action: No public comment. Moved, seconded (Notestine, Samuels 7:0:0) to approve staff recommendation.

4. **P05-154 I-5 and Pocket Rd Monopole Extension** (Noticed on: 10/04/06, 10/12/06)

Location: East of I-5, south of Pocket Road in Klotz Ranch PUD, D-4

Recommendation: Approve – Item A: Environmental Exemption (CEQA Section 15301); Item B: Special Permit Major Modification to increase the height of an existing $\pm 80'$ tall telecommunications monopole by ten (10) feet to \pm ninety (90) feet then move the antennas from the present elevation of \pm sixty-five (65) feet to \pm ninety (90) feet within the Shopping Center zone of the Klotz Ranch Planned Unit Development (SC-PUD).

Contact: Kimberly Kaufmann-Brisby, Associate Planner, 808-5590

Action: No public comment. Moved, seconded (Notestine, Givens 7:0:0) to approve staff recommendation.

5. **P06-003 401 Broadway** (Noticed on: 10/04/06, 10/16/06)

Location: 401 Broadway, D-4

Recommendation: Approve – Item A: Mitigated Negative Declaration; **Adopt** – Item B: Mitigation Monitoring Plan; **Forward recommendations to City Council** – Item C: Central City Community Plan Amendment to redesignate .44 \pm acres of Heavy Commercial to Multi-Family; Item D: Rezone of .44 \pm acres of C-4 (Heavy Commercial) to R-5 (Multi-Family). **Approve** – Item E: Tentative Map to subdivide one (1) parcel of 1.36 \pm acres into two (2) parcels in the Heavy Commercial (C-4) and proposed Multi-Family (R-5) zones; Item F: Special Permit to allow alternative ownership housing (condominiums) in the Heavy Commercial (C-4) and proposed Multi-Family (R-5) zones; Item G: Special Permit to allow tandem parking spaces; Item H: Special Permit to waive parking for retail and mini storage uses; Item I: Special Permit to allow required parking for a residential use to be located offsite; Item J: Special Permit to allow additional height above the forty-five (45) foot maximum for a mixed use building in the proposed Multi-Family (R-5) zone; Item K: Special Permit to allow ground floor retail in the Multifamily (R-5) zone; Item L: Variance to waive the masonry wall between a commercial and residential mixed use; Item M: Variance for a new masonry wall to exceed the six (6) foot height requirement in the proposed Multi-Family (R-5) zone. (WITHDRAWN BY STAFF); Item N: Variance to reduce the ten (10) foot wide landscaped setback on 4th and X Street frontages for mini storage in the C-4 zone; Item O: Variance to allow an attached neighborhood identification sign that does not meet the standard size and location requirements within 660 feet of a freeway; **Deny** – Item P: Variance to allow an attached commercial sign to exceed the height requirements within 660 feet of a freeway.

Contact: Evan Compton, Associate Planner, 808-5260

Action: Public comment: Roxanne Miller, Luree Stetson, Kearse McGill, Jeff Setzer, Gary Saccani. Moved, seconded (Notestine, Boyd 7:0:0) to approve staff recommendations for Item A-N, and Item P. Second motion moved, seconded

(Samuels, Boyd 4:3:0 Nos: Yee, Contreras, Notestine) to approve staff recommendations for Item O, with amended conditions.

6. **P06-034 C&B Liquor Storage Area** (Noticed on: 10/04/06)
Location: 1812 Broadway, D-4
Recommendation: Approve – Item A: Environmental Exemption (CEQA Section 15303); Item B: Special Permit to expand an existing 2,240± square foot liquor store by adding 750 gross square feet of storage space in the General Commercial (C-2) zone.
Contact: Sally Shore, Assistant Planner, 808-8001
Action: No public comment. Moved, seconded (Notestine, Wasserman 7:0:0) to continue to December 14, 2006 as requested by applicant.
7. **P06-037 Bacchus Wine Bar** (Noticed on: 10/04/06, 10/16/06)
Location: 1915 S Street, D-4
Recommendation: Approve – Item A: Environmental Exemption (CEQA Section 15301); Item B: Special Permit for a wine bar in the General Commercial (C-2 SPD) zone in the R Street Corridor Special Planning District; Item C: Special Permit to allow the sale of alcoholic beverages for off-premises consumption; Item D: Special Permit to allow valet parking services; Item E: Special Permit to waive parking for a wine store and wine bar; Item F: Variance to waive the fifty percent (50%) shading requirement for parking; Item G: Variance to reduce the maneuvering area for parking spaces.
Contact: Evan Compton, Associate Planner, 808-5260
Action: Public comment: Desiree Caldwell, Nick Kosls, Craig Ferguson. Substitute motion moved, seconded (Wasserman, Contreras 5:2:0 No-Samuels, Boyd) to delete condition 13 and approve staff recommendation with amended conditions.
8. **P06-066 Duckhorn Professional Offices** (Noticed on: 10/04/06)
Location: Duckhorn Drive between Tynebourne Street and Bonfair Avenue, D-1
Recommendation: Approve – Item A: Addendum to an Adopted Mitigated Negative Declaration; **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – Item C: PUD Schematic Plan Amendment to identify the intensity and types of uses in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone of the Gateway West/Cambay West PUD; Item D: Plan Review to develop a 14,266± square feet office building on 1.07± acres in the Employment Center forty (40) Planned Unit Development (EC-40-PUD) zone of the Gateway West/Cambay West PUD
Contact: David Hung, Associate Planner, 808-5530
Action: No public comment. Moved, seconded (Notestine, Samuels 7:0:0) to approve staff recommendation.
9. **P06-144 Del Paso Road PUD Sign Amendments** (Noticed on: 10/04/06)
Location: Southeast of Del Paso Road and East Commerce Way, southwest of Del Paso Road and Truxel Road, D-1
Recommendation: Approve – Item A: Environmental Exemption (CEQA Section 15301); Item B: PUD Guidelines Amendment to amend signage guidelines for attached signs within the Del Paso Road PUD.

Contact: David Hung, Associate Planner, 808-5530

Action: No public comment. Moved, seconded (Notestine, Wasserman 7:0:0) to approve staff recommendation.

10. P06-156 Society for the Blind (Noticed on 10/04/06)

Location: 1238 S Street, D-4

Recommendation: Approve – Item A: Environmental Exemption (CEQA Section 15332); Item B: Special Permit to develop a teaching facility (school) on .44± net acres in the General Commercial Neighborhood Corridor Overlay (C-2-NC) zone; Item C: Variance to allow less than required maneuverability for existing onsite parking spaces.

Contact: Sally Shore, Assistant Planner, 808-8001

Action: No public comment. Moved, seconded (Notestine, Contreraz 7:0:0) to approve staff recommendation.

11. P06-157 Natomas Landing (Noticed on 10/04/06)

Location: SE Corner of Arena Blvd. & East Commerce Way, D-1

Recommendation: Continue to November 9, 2006.

Contact: Steve Kowalski, Associate Planner, 808-4752

Action: No public comment. Moved, seconded (Notestine, Samuels 7:0:0) to continue to November 9, 2006

Staff Reports

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

12. None.

Public Comments- Matters Not on the Agenda

13. None.

Questions, Ideas and Announcements of Commission Members

14. Commissioner Samuels – Requested to set date for commissioners to meet, review, and revise as necessary commission rules, procedures, and bylaws. Item will be heard at the Special Planning Commission meeting set for by law meeting, January 18, 2006.

15. Vice Chair Yee – GPAC Leadership meeting has been rescheduled for February 20, 2006.

Adjournment - 8:50