



# Minutes City of Sacramento City Planning Commission

## COMMISSION MEMBERS:

Joseph Contreras  
Joseph Yee, Chair  
Michael Notestine

Darrel Woo, Vice Chair  
Jodi Samuels  
D.E. "Red" Baner

John Boyd  
Barry Wasserman  
Chris Givens

## CITY STAFF:

David Kwong, Planning Manager  
Sabina Gilbert, Senior Deputy City Attorney  
Andrea Gladden, Customer Service Trainee

Historic City Hall  
915 I Street, 2<sup>nd</sup> Floor – Hearing Room

April 26, 2007 – 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, 3<sup>rd</sup> Floor (.25 cents per page), during regular business hours or can be downloaded at [www.cityofsacramento.org/dsd](http://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.

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# Minutes

**April 26, 2007**

**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, Commissioner Boyd came in at 5:36 pm. Commissioner Woo excused himself at 7:00 pm. Commissioner Boyd excused himself at 8:25 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 12, 2007**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from April 12, 2007

**Contact:** David Kwong, Planning Manager, (916) 808-2691

**Action:** No Public Comment. Moved, Seconded (Banes, Woo 7:0:1 Notestine recused, Boyd absent) to approve minutes from April 12, 2007.

## 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. **P06-168 Mygrant Glass Company Distribution Center** (Noticed on 03/19/07, 04/03/07)(Continued from 04/12/07)

**Location:** 1695 Main Avenue, D-2

**Recommendation:** **Certify** – Item A: Previous Negative Declaration; **Approve** – Item B: Plan Review of a proposed 108,078± square foot warehouse in the M-1S-R zone.

**Contact:** Mark Kraft, Associate Planner, (916) 808-8116

**Action:** No Public Comment. Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendation with conditions.

### 3. **P06-043 Cogizer Tentative Map** (Noticed on 04/03/07)

**Location:** 4920 Marysville Blvd., D-2

**Recommendation:** **Approve** – Item A: Mitigated Negative Declaration; **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – Item C: Inclusionary Housing Plan; Item D: Tentative Map to subdivide a 4.48± acre parcel into seven-teen (17) lots in the Standard Single-Family (R-1) Zone; Item E: Subdivision Modification to allow non-standard single-family interior lots in the R-1 Zone; Item F: Subdivision Modification to allow non-standard single-family and halfplex corner lots in the R-1 Zone; Item G: Subdivision Modification to allow an alley in a single-family residential subdivision in the R-1 Zone.

**Contact:** Stephen Kowalski, Associate Planner, (916) 808-4752; Stacia Cosgrove, Senior Planner, (916) 808-7110

**Action:** No Public Comment. Moved, Seconded (Notestine, Banes 8:0:0 Commissioner Woo absent) to approve staff recommendation with amended conditions.

4. **P06-093 Vista Del Lago** (Noticed on 04/03/07)  
**Location:** Lot B, Natomas Central PUD, South of Del Paso Blvd & West of El Centro Rd, D-1  
**Recommendation: Approve** – Item A: Addendum to an Adopted Negative Declaration; Item B: Tentative Map to create one (1) condominium parcel on 6.6± acres on Lot B in the Natomas Central PUD; Item C: Special Permit to develop condominium units in the Multi-Family Planned Unit Development (R-3-PUD) zone.  
**Contact:** Jamie Cutlip, Assistant Planner, (916) 808-8684; Lindsey Alagozian, Senior Planner, (916) 808-2659  
**Action:** No Public Comment. Moved, Seconded (Woo, Banes 7:1:1 Wasserman No, Notestine recused) to approve staff recommendation with amended conditions.
5. **P06-096 301 University Avenue Office Building** (Noticed on 04/03/07)  
**Location:** 301 University Avenue, D-3  
**Recommendation: Approve** – Item A: Environmental Exemption Per CEQA Section 15332 Infill Development; Item B: Special Permit to develop an office building over 20,000 square feet in the C-1 PUD zone.  
**Contact:** Bradley E. Angell, Assistant Planner, (916) 808-8538  
**Action:** No Public Comment. Moved, Seconded (Banes, Notestine 8:0:0 Woo absent) to approve staff recommendation with amended conditions.
6. **M07-001 Regulatory Improvement Package A**  
**Location:** (Citywide)  
**Recommendation: Approve and Forward to City Council** – Item A: An ordinance amending sections 17.24.050(8), 17.60.040(H), 17.68.030(C), 17.134.430, 17.134.540, 17.200.010(C), 17.200.020, 17.204.020, 17.208.010, 17.208.020, 17.212.030, 17.212.040, 17.212.070, 17.212.100(B) and (F), 17.216.030, 17.216.040, 17.216.050, 17.220.030, 17.220.040, and 17.220.060 to Title 17 of the Sacramento City Code (Zoning Code) relating to Land Use Entitlement Processing; Item B: An ordinance amending sections 16.12.020, 16.24.020, 16.24.090, and 16.32.020 to Title sixteen (16) of the Sacramento City Code (Subdivision Code) relating to Land Use Entitlement Processing; Item C: An ordinance amending Table 17.24.030(B) of Section 17.24.030 and section 17.56.030 of Title 17 of the Sacramento City Code (Zoning Code) relating to Veterinary Clinics and Hospitals and Schools-Dance, ETC in the EC Zone; Item D: An ordinance amending section 2.60.060 of Title two (2) of the Sacramento City Code.  
**Contact:** Sandra Yope, Senior Planner, (916) 808-7158  
**Action:** No Public Comment. Moved, Seconded (Notestine, Wasserman 8:0:0 Woo absent) to forward recommendation of approval to City Council.

### Staff Reports

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

### 7. **LR07-005 Mixed Income Ordinance Workshop**

**Location:** (Citywide)

**Recommendation:** Review and Provide Comment

**Contact:** Greg Sandlund, Assistant Planner, (916) 808-8931

**Action:** No Public Comment. Move, Seconded (Banes, Notestine 7:0:0 Woo and Boyd absent) to forward recommendations to City Council.

**8. Department of Utilities Presentation On Flood Issues in Natomas**

**Location:** (Citywide)

**Recommendation:** Receive and File

**Contact:** Dave Brent, Engineering Division Manager, (916) 808-1420

**Action:** No Public Comment. Received and filed.

**Public Comments- Matters Not on the Agenda**

**9. None.**

**Questions, Ideas and Announcements of Commission Members**

- 10.** Commissioner Banes wanted to give an announcement that the Sac Heritage Members will be going before Council on May 1<sup>st</sup>.
- 11.** Commissioner Samuels wanted to announce that on June 9<sup>th</sup> at 10 am there will be a Grand Opening of the Fremont Community Gardens.
- 12.** Chair Yee wanted to remind commissioners about e-mail about Richard Blvd. Hearing Room.
- 13.** Chair Yee announced that William Weitmen had passed away and would like staff to e-mail the other commissioners the time and place. Staff responded.

**Adjournment:** 9:14 pm