



# Agenda 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  
Andrea Gladden, Customer Service Trainee

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

February 8, 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.

# AGENDA

**February 8, 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

### 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 January 18, 2007** (Continued from 1/25/07)  
**Location:** (Citywide)  
**Recommendation:** Approve Commission Minutes from January 18, 2007  
**Contact:** David Kwong, Planning Manager, 808-2691
2. **Approval of Minutes for January 25, 2007**  
**Location:** (Citywide)  
**Recommendation:** Approve Commission Minutes from January 25, 2007  
**Contact:** David Kwong, Planning Manager, 808-2691
3. **P06-149 Florin Walgreens** (Noticed on 12/18/06) (Continued from 1/11/07;  
1/25/07)  
**Location:** Southwest Corner of Florin Road and Riverside Blvd, D-7  
**Recommendation: Deny** - Item A: Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: Special Permit to allow drive-through pharmacy service for a 14,820± square foot retail store in the Shopping Center (SC-R) zone; Item D: Plan Review to allow a new 14,820± square foot retail store with pharmacy in the Shopping Center Review (SC-R) zone; Item E: Special Permit to allow 10± off-site parking spaces for a 14,820± square foot retail store in the Shopping Center Review (SC-R) zone; Item F: Variance to exceed the maximum allowable number of attached signs by one (1) sign.  
**Contact:** Antonio Ablog, Associate Planner, 808-7702; Tom Buford, Senior Planner, 808-7391

### 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.

4. **P06-153 Y Street Single Family Residence** (Noticed on 12/22/06)(Continued  
from 1/25/07)  
**Location:** 3947 Y Street, D-5

**Recommendation: Approve** – Item A: Environmental Exemption per CEQA Section 15332; Item B: Variance to allow the construction of a single family residence which lacks public right-of-way; Item C: Variance to exceed forty percent (40%) front yard lot coverage.

**Contact:** Heather Forest, Associate Planner, 808-5008; Tom Buford, Senior Planner, 808-7931

5. **P06-164 Natomas Central Lot A** (Noticed on 01/03/07)(Continued from 1/25/07)  
**Location:** W. Side of El Centro Rd. across from Bearcloud Ave., D-1  
**Recommendation: Certify** – Item A: Addendum to previously approved Mitigated Negative Declaration; **Adopt** – Item B: Mitigation Monitoring Program; **Approve** – Item C: Tentative Map to subdivide a 10.3± acre parcel into 116 lots (95 single-family lots, sixteen (16) private drive/public utility easement lots, four (4) landscape corridor lots and one (1) landscape lot) in the R-1A Zone within the Natomas Central PUD; Item D: Special Permit to allow alternative ownership housing (cluster homes) in the R-1A Zone within the Natomas Central PUD.

**Contact:** Steve Kowalski, Associate Planner, 808-4752; Lindsey Alagozian, Senior Planner, 808-2659

6. **P05-044 8151 Sheldon** (Noticed on 01/18/07)  
**Location:** 8151 Sheldon Road, D-8  
**Recommendation: Approve and Forward to City Council** – Item A: Mitigated Negative Declaration; **Adopt and Forward to City Council** – Item B: Mitigation Monitoring Plan; Item C: General Plan Amendment to amend the General plan designation from 15.6± acres of low density residential to 14.4± acres of medium density residential, and 1.2± acres of Open Space; **Approve and Forward to City Council** – Item D: Rezone of 15.6± acres from Rural Estates (RE - 1/4) to 14.1± acres of Multi-Family Residential (R-2B, and 1.2± acres of Agriculture/Open Space (AOS); **Approve** – Item E: Tentative map to subdivide 18.7± acres into 171 lots for residential development; Item F: Special Permit to develop 162 alternative single-family homes in the R-2B zone; Item G: Inclusionary housing plan; Item H: Subdivision Modification to construct a non-standard intersection at Splendid Way and B Street; Item I: Subdivision Modification to construct a non-Standard intersection at A Street and Praline Way; Item J: Subdivision Modification to construct a forty-one (41) foot wide Public Street at A Court; Item K: Subdivision Modification to construct a forty (40) foot outside radius Cul-De-Sac at A Court.

**Contact:** Antonio Ablog, Associate Planner, 808-7702; Tom Buford, Senior Planner, 808-7931

7. **P06-170 43rd Avenue Warehouse Expansion** (Noticed on 01/18/07)  
**Location:** 8920 43rd Avenue & 6300 South Watt Avenue, D-6  
**Recommendation: Approve** – Item A: Environmental Exemption per CEQA Section 15061; Item B: Plan Review Major Modification to expand an existing 108,000 square foot building by 34,387± square feet in the Light Industrial Review (M-1S-R) zone; Item C: Special Permit to reduce a portion of the required parking for a 142,387± square foot building in the Light Industrial Review (M-1S-R) zone; Item D: Special Permit to allow off-site parking located on 8920 43rd Avenue, in the Light Industrial Review (M-1S-R) zone; Item E: Special Permit to allow off-site parking located at 6300 South Watt Avenue, in the Light Industrial Review (M-1S-R) zone.

**Contact:** Heather Forest, Associate Planner, 808-5008; Tom Buford, Senior Planner, 808-7931

8. **P06-206 Old Sac Lofts Parking Waiver** (Noticed on 01/18/07)  
**Location:** 116 I Street, D-1  
**Recommendation: Approve** – Item A: Environmental Exemption per CEQA Section 15301; Item B: Special Permit to waive the required parking for nine (9) condominium units on 0.11± acres in the Central Business District (C-3) zone.  
**Contact:** Michael York, Associate Planner, 808-8239; Jeanne Corcoran, Senior Planner, 808-5317

### Staff Reports

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

9. **None**

### Public Comments- Matters Not on the Agenda

10. **To be announced.**

### Questions, Ideas and Announcements of Commission Members

11. **Chair/Vice Chair Election**  
**Location:** N/A  
**Recommendation:** Hold election of Chair and Vice Chair for calendar year 2007.  
**Contact:** David Kwong, Planning Manager, 808-2691
12. **Meeting Calendar 2007**  
**Location:** N/A  
**Recommendation: Adopt** – A revision to the regular meeting schedule, to change regular meeting dates to include the 3<sup>rd</sup> Thursday as a regular meeting.  
**Contact:** David Kwong, Planning Manager, 808-2691

### Adjournment