



# Minutes 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, 2<sup>nd</sup> Floor – Hearing Room*

*January 11, 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.

# Minutes

**January 11, 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.**

## 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 December 14, 2006**

**Location:** (Citywide)

**Recommendation:** Approve commission Minutes for December 14, 2006.

**Contact:** David Kwong, Planning Manager, 808-2691

**Action:** Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendation.

## 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. P05-108 500 Capitol Mall (Noticed on 11/21/06) (Continued from 12/14/06)**

**Location:** 500 Capitol Mall, D-1

**Recommendation:** Continue to January 18, 2007

**Contact:** Lindsey Alagozian, Associate Planner, 808-2659

**Action:** Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendation.

### **3. P06-117 34th Street Non-residential Care Facility (Noticed on 11/21/06) (Continued from 12/14/06)**

**Location:** 2925 34th Street, D-5

**Recommendation: Approve** – Item A: Environmental Exemption Per CEQA section 15332; Item B: Special Permit to establish a non-residential care facility in the General Commercial (C-2) zone.

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

**Action:** Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendation.

### **4. P06-030 Forrest Street Tentative Map (Noticed on 12/18/06)**

**Location:** 2652 Forrest Street, south of Eleanor Street, North Sacramento, D-2

**Recommendation: Approve** - Item A: Environmental Exemption per CEQA section 15332 for in-fill developments; Item B: Tentative Map to create five (5) lots from 0.66± gross acres; Item C: Subdivision Modifications to allow less than 5,200 square feet for interior lots and to create lots without adequate street frontage; Item D: Variance to allow development on lots without at least twenty (20) feet of public street or approved private street frontage.

**Contact:** Jamie Cutlip, Assistant Planner, 808-8684; Greg Bitter, Principal Planner, 808-7816

**Action:** Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendation.

5. **P06-079 50th Street Setback Variance** (Noticed on 12/26/06)

**Location:** 3921 50th Street, D-5

**Recommendation: Approve** - Item A: Environmental Exemption per CEQA section 15305; Item B: Variance for a 0.65± foot side yard setback in the single family (R-1) zone.

**Contact:** Greg Sandlund, Assistant Planner, 808-8931

**Action:** Moved, Seconded (Wasserman, Woo 9:0:0) to approve staff recommendation.

6. **P06-087 Cottonwood Estates** (Noticed on 12/18/06)

**Location:** 5580 71st Street, D-6

**Recommendation: Approve** - Item A: Environmental Exemption per CEQA section 15332; Item B: Tentative Map to subdivide a 0.99± gross acre parcel into five± (5) lots; Item C: Subdivision Modification to create irregular shaped lots.

**Contact:** Greg Sandlund, Assistant Planner, 808-8931

**Action:** Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendation.

7. **P06-102 Del Paso Commercial** (Noticed on 12/18/06, 12/28/06)

**Location:** 2546 Del Paso Blvd., D-2

**Recommendation: Approve** - Item A: Environmental Exemption per CEQA section 15332; Item B: Special Permit to allow drive-thru facilities; Item C: Plan Review to construct a 7,600± square foot retail building on a 0.76± acre parcel in the General Commercial Review (C2-R) zone.

**Contact:** Matthew Joseph, Assistant Planner, 808-5714; Greg Bitter, Principal Planner, 808-7816

**Action:** Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendation.

8. **P06-133 23<sup>rd</sup> Street T-Mobile Monopole** (Noticed on 12/18/06)

**Location:** 205 23<sup>rd</sup> Street, D-2

**Recommendation:** Continue to January 25, 2007

**Contact:** Michael York, Associate Planner, 808-8239; Jeanne Corcoran, Senior Planner, 808-5317

**Action:** Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendation.

9. **P06-141 2001 Del Paso Boulevard** (Noticed on 12/26/06)

**Location:** 2001-2005 Del Paso Boulevard, D-2

**Recommendation: Approve** - Item A: Environmental Exemption per CEQA section 15332; Item B: Rezone from General Commercial in Special Planning District (C-2-SPD) zone to General Commercial with Transit Overlay in Special Planning District (C-2-TO-SPD) zone; Item C: Tentative Map: to merge two (2) parcels into one (1) parcel and designate the parcel for condominium purposes; Item D: Special Permit to construct twenty-seven (27)± alternative ownership housing (condominium) units; Item E: Special Permit to exceed maximum building height and to build to 75± feet in the General Commercial with Transit Overlay in Special Planning District (C-2-TO-SPD) zone; Item F: Special Permit to exceed 40,000 square feet gross floor area in the General Commercial with Transit Overlay in Special Planning District (C-2-TO-SPD) zone; Item G: Special Permit to waive parking spaces associated with the commercial uses for a 50,582± square foot mix-used building; Item H: Special Permit to exceed the sixty (60) unit/acre density in Transit Overlay zone for a 50,582± square foot mix-used building; Item I: Variance to reduce setbacks for a 50,582± square foot mix-used building in the General Commercial with Transit Overlay in Special Planning District (C-2-TO-SPD) zone.

**Contact:** Elise Gumm, Assistant Planner, 808-1927

**Action:** Public Comment Made By: Dana Thompson. Moved, Seconded (Woo, Boyd 8:0:1, Recused - Notestine) to approve staff recommendation.

10. **P06-149 Florin Walgreens** (Noticed on 12/18/06)

**Location:** Southwest Corner of Florin Road and Riverside Blvd, D-7

**Recommendation: Approve** - Item A: Negative Declaration; **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – 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

**Action:** Public Comment Made by: Scott Peifer, Greg Brimm, Stephanie Kappos, Robert Templeman, John Bertke. Moved, Seconded (Wasserman, Notestine 6:3:0, No Givens, Samuels, Banes) with intent to deny staff recommendation and continued to January 25, 2007 for final action.

11. **P06-152 S and 7<sup>th</sup> Street Condominiums** (Noticed on 12/18/06)

**Location:** 701 S Street, D-4

**Recommendation: Approve** - Item A: Environmental Exemption per CEQA section 15332; Item B: Tentative Map to subdivide one lot totaling 0.31± net acres into 19± condominium lots in the Residential Mixed Use Special Planning District (RMX-SPD) zone; Item C: Special Permit to develop Nineteen (19)± condominium units on 0.31± net acres in the Residential Mixed Use Special Planning District (RMX-SPD) zone; Item D: Variance to waive the twenty (20)± angle requirement for buildings to exceed thirty-five (35) feet in height in the R Street Corridor.

**Contact:** Michael York, Associate Planner, 808-8239; Jeanne Corcoran, Senior Planner, 808-5317

**Action:** Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendation.

**12. P06-165 Borders Sign Amendments (Noticed on 12/18/06)**

**Location:** 4750 Natomas Blvd, D-1

**Recommendation: Approve** - Item A: Environmental Exemption per CEQA section 15301; Item B: PUD Guidelines Amendment to amend signage guidelines for attached signs within the Northborough/Parkway Plaza/JMA PUD.

**Contact:** David Hung, Associate Planner, 808-5530; Greg Bitter, Principal Planner, 808-7816

**Action:** Public Comment made by: Pat Ryan. Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendation.

**13. P06-193 Regional Transit Repair Facility Special Permit (Noticed on 12/26/06, 12/27/06)**

**Location:** 2760 Academy Way, D-3

**Recommendation: Approve** - Item A: Environmental Exemption per CEQA section 15332 for In-fill Development; Item B: Special Permit to reduce required parking on thirteen (13)± acres within the Heavy Industrial (M-2) zone.

**Contact:** Jamie Cutlip, Assistant Planner, 808-8684; Greg Bitter, Principal Planner, 808-7816

**Action:** Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendation.

**14. M06-052 Zoning Code Amendment Relating To Landscaping Requirements**

**Location:** Citywide

**Recommendation: Approve** – Item A: Environmental Exemption Per CEQA section 15061; Item B: Zoning Code Amendment for an ordinance amending section 17.68.010 of the Sacramento City Code.

**Contact:** Joy Patterson, Principal Planner, 808-5607

**Action:** Public Comment made by: David Roberts, Richard Cohen, Stena Levy, Paula Lomazzi, Patricia Byers, Muriel Strand, Ryan Hammond, M. Kachis, Benjamin Sher. Moved, Seconded (Woo, Wasserman 9:0:0) to approve staff recommendation with amended conditions.

### Staff Reports

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

**15. M06-017 Proposed Changes to ordinances creating Design Commission and Preservation Commission**

**Location:** Citywide

**Recommendation: Approve** – Item A: Environmental Exemption per CEQA section 15061; **Forward Recommendation to City Council** – Item B: Proposed Ordinance amendments of section 17.132.040 and 17.134.040 of the Sacramento City Code relating to qualification of professional members of the Design Commission and Preservation Commission.

**Contact:** William Crouch, Urban Design Manager, 808-8013; David Kwong, Planning Manager, 808-2691

**Action:** Moved, Seconded (Notestine, Woo 9:0:0) to continue to January 25, 2007.

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

16. None.

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

17. None.

**Adjournment: 8:44 pm**