



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
Andrea Gladden, Customer Service Trainee*

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

January 25, 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, 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.

Minutes

January 25, 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 January 11, 2007**

Location: (Citywide)

Recommendation: Approve commission Minutes for January 11, 2007.

Contact: David Kwong, Planning Manager, 808-2691

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

2. **Approval of Minutes for January 18, 2007**

Location: (Citywide)

Recommendation: Continue to February 8, 2007

Contact: David Kwong, Planning Manager, 808-2691

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

3. **P06-149 Florin Walgreens** (Noticed on 12/18/06) (Continued from 1/11/07)

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

Action: Moved, Seconded (Notestine, Woo 9:0:0) to remove from consent calendar.
Public Comment Made By: Stephanie Kappos. Moved, Seconded (Notestine, Woo 9:0:0) to continue to February 8, 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.

4. **P06-129 1510 48th Street** (Noticed on 12/18/06)(Continued from 12/14/06)
Location: 1510 48th Street, D-3
Recommendation: Approve Item A: Environmental Exemption per CEQA section 15303; Item B: Rezone of 0.17± net acres from the Office (OB) zone to 0.17± net acres of the Single Family Alternative Residential (R-1A) zone; Item C: Tentative Subdivision Map to subdivide one (1) lot into two (2) lots on 0.17± net acres in the Single Family Alternative Residential (R-1A) zone; Item D: Subdivision Modification to develop one (1) lot without street frontage; Item E: Special Permit to allow alternative housing (two detached single family homes) on 0.17± acres in the Single Family Alternative Residential (R-1A) zone.
Contact: Sally Shore, Assistant Planner, 808-8001; Jeanne Corcoran, Senior Planner, 808-5317
Action: Moved, Seconded (Boyd, Notestine 8:0:1 Givens recused) to approve staff recommendation
5. **P06-135 Richards Boulevard Billboard** (Noticed on 12/22/06) (Continued from 12/14/06)
Location: 1441 Richards Boulevard, D-1
Recommendation: Approve Item A: Environmental Exemption per CEQA section 15302(b); Item B: Variance to exceed 300 square feet in area for an off-site sign; Item C: Variance to exceed the thirty-five (35) foot height limit for an off-site sign; Item D: Variance to relocate a nonconforming sign; Item E: Variance to allow the alteration of an off-site sign located within 660 feet of a freeway.
Contact: Sally Shore, Assistant Planner, 808-8001; Jeanne Corcoran, Senior Planner, 808-5317
Action: Moved, Seconded (Notestine, Samuels 9:0:0) to withdraw to be re-noticed
6. **P06-133 23rd Street T-Mobile Monopole** (Noticed on 12/18/06) (Continued from 01/11/07)
Location: 205 23rd Street, D-3
Recommendation: Withdraw to be re-noticed
Contact: Michael York, Associate Planner, 808-8239; Jeanne Corcoran, Senior Planner, 808-5317
Action: Moved, Seconded (Notestine, Samuels 9:0:0) to approve staff recommendation
7. **P06-138 Sierra Vista Hospital Expansion** (Noticed on 01/03/07)
Location: 8001 Bruceville Road, D-8
Recommendation: Approve Item A: Environmental Exemption per CEQA section 15332; Item B: Major Modification to an approved Special Permit (P84-095) to allow a 19,567± square foot expansion to a 45,434± square foot medical facility in the Hospital (H) Zone in the Methodist Hospital Planned Unit Development.
Contact: Antonio Ablog, Associate Planner, 808-7702; Tom Buford, Senior Planner, 808-7391
Action: Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendation

8. **P06-153 Y Street Single Family Residence** (Noticed on 12/22/06)
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
Action: Moved, Seconded (Woo, Notestine 9:0:0) to continue to February 8, 2007
9. **P06-164 Natomas Central Lot A** (Noticed on 01/03/07)
Location: W. Side of El Centro Rd. across from Bearcloud Ave., D-1
Recommendation: Continue to February 8, 2007
Contact: Steve Kowalski, Associate Planner, 808-4752; Lindsey Alagozian, Senior Planner, 808-2659
Action: Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendation
10. **P06-184 6th Street Halfplex** (Noticed on 01/03/07)
Location: 1912 6th Street, D-4
Recommendation: Withdraw to be re-noticed
Contact: Evan Compton, Associate Planner, 808-5260
Action: Moved, Seconded (Notestine, Samuels 9:0:0) to Continue to February 8, 2007
11. **M06-017 Proposed Changes to ordinances creating Design Commission and Preservation Commission** (Noticed on 01/11/07)
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 approve staff recommendation with recommendations for council

Staff Reports

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

12. **LR07-001 Community Plan Strategy**
Location: Citywide
Recommendation: Receive and Provide Input and Forward Recommendations to City Council
Contact: Susanne Cook, Associate Planner, 808-5375; Tom Pace, Interim Planning Manager, 808-6848

Action: Moved, Seconded (Banes, Samuels 9:0:0) to approve staff recommendation with amended conditions and recommendations for council

Public Comments- Matters Not on the Agenda

13. None

Questions, Ideas and Announcements of Commission Members

14. Commissioner Boyd: Requested that when the Mercy Hospital project comes to hearing that the hearing is solely dedicated to the project based on projected community participation and testimony.
15. Commissioner Yee: Commissioners should be receiving an invitation and workbook from GPAC for an upcoming workshop on January 20th from the Mayor. Commissioner Yee encouraged all members to attend.
16. Commissioner Samuels: There is a walking tour of the R Street corridor scheduled on January 28, 2007 at 2:00 p.m. starting at the Fox and Goose. This walk is to review historic character of the area and how the R Street Corridor project may impact the area.
17. Commissioner Notestine: Would like a report back on the flood issues identified by FEMA in the Natomas area.
18. Commissioners Wasserman and Notestine expressed concern with the image and message being sent to the public by moving the Planning Department from the Development Group to Economic Development Group.
19. David Kwong – Report Back:
 - a. Preliminary Agenda for Commissioners: Report has been generate and will be available at the end of the month.
 - b. Public announcements: PIO and Department is working diligently with the Sacramento Bee and other media outlets to ensure that Planning Commission events and agendas are publicized.
 - c. Updated commission on joint Planning Commission and Development Oversight Commission meeting.

Adjournment 6:45 pm