



# 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" Banes*

*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 22, 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

**February 22, 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 (Samuels left at 7:00 pm & Banes left at 7:05 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 February 8, 2007**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from February 8, 2007

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

**Action:** Moved, Seconded. (Woo, Banes, 7:0:2 Samuels, Notestine recused) 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. **P06-149 Florin Walgreens** (Noticed on 12/18/06; 2/5/07) (Continued from 1/11/07; 1/25/07; 2/8/07)

**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, (916) 808-7702; Tom Buford, Senior Planner, (916) 808-7391

**Action:** Public Comment Made by: Monika Bertke, Robert Templeman, Scott Peifer, Stephanie Kappos. Moved, Seconded. (Boyd, Banes motion fails) to approve staff recommendation to approve the project with amended conditions; Substitute Motion Move, Second. (Notestine, Wasserman, 5:3:0, absent Samuels) to approve the intent to deny.

### 3. **P06-021 Morey Place** (Noticed on 1/29/07)

**Location:** Between Morrison and Morey Avenue, East of Western Avenue, D-2

**Recommendation: Certify** – Item A: Mitigated Negative Declaration; **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – Item C: Tentative Map to subdivide three parcels into ninety-nine (99) residential lots and two (2) public space lots on 8.9± acres in the Single Family Alternative zone; Item D: Special Permit to develop ninety-nine (99) Single Family homes in the Single Family Alternative zone; Item E: Subdivision modification to create lots without public street frontage.

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

**Action:** Moved, Seconded. (Banes, Woo, 9:0:0) to approve staff recommendation with amended conditions

4. **P06-186 Y Street Habitat for Humanity Homes** (Noticed on 1/29/07)

**Location:** 3528 Y Street, D-5

**Recommendation: Approve** – Item A: Environmental Exemption CEQA Section 15303; Item B: Tentative Map to subdivide a ±0.14 acre parcel into two (2) lots in the Multi-family (R-2-B) zone; Item C: Variance to construct a single-family residence on a residentially zoned parcel lacking twenty (20) feet of public right-of-way frontage.

**Contact:** Kimberly Kaufmann-Brisby, Associate Planner, (916) 808-5590

**Action:** Public Comment made by: Larry Bailtey, Ken Cross. Moved, Seconded. (Notestine, Banes, 9:0:0) to approve staff recommendation

5. **P06-194 Provence (formerly Carriage Lane III)** (Noticed on 1/30/07)

**Location:** 2930 Benefit Way (APN: 225-2330-001), D-1

**Recommendation: Certify** – Item A: Previously Adopted Mitigated Negative Declaration (P05-079); **Adopt** – Item B: Mitigation Monitoring Plan; **Approve** – Item C: Tentative Subdivision Map to subdivide one (1) parcel totaling 10.9± acres into 187 residential parcels and thirty-eight (38) common parcels in the Employment Center Planned Unit Development (EC-50-PUD) zone; Item D: Subdivision Modification; Item E: Planned Unit Development (PUD) Special Permit to develop a 187 unit alternative housing development (townhouses) on 10.9± acres in the Employment Center Planned Unit Development (EC-50-PUD) zone; Item F: Request To Revoke (Void) A Planned Unit Development (PUD) Special Permit to develop a 187 unit condominium complex in the Employment Center Planned Unit Development (EC-50-PUD) zone.

**Contact:** Arwen Wacht, Associate Planner, (916) 808-1964; Lindsey Alagozian, Senior Planner, (916) 808-2659

**Action:** Moved, Seconded. (Woo, Banes, 8:0:1, Notestine recused) to approve staff recommendation

6. **M06-055 Temporary Surface Parking Lots**

**Location:** Central City Community Plan Area

**Recommendation: Approve** – Item A: Environmental Exemption CEQA Section 15332; Item B: An ordinance amending sections 17.16.010, 17.64.050, and 17.64.030 of, and adding section 17.64.070 to Title 17 of the Sacramento City Code (Zoning Code) relating to temporary surface parking lots in the Central City.

**Contact:** Christopher Dougherty, Assistant Planner, 808-5680; Sandra Yope, Senior Planner, (916) 808-7158

**Action:** Moved, Seconded. (Notestine, Wasserman, 7:0:0, absent Banes and Samuels) to approve staff recommendation with recommendations to council

### Staff Reports

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

7. **LR06-046 General Plan City Leadership Workshop (Oral Presentation)**  
**Location:** Citywide  
**Recommendation: Receive and File** – Debrief of the February 20, 2007 General Plan City Leadership Workshop  
**Contact:** Jim McDonald, Senior Planner, (916) 808-5723; Tom Pace, Long Range Planner, (916) 808-6484  
**Action:** Received and Filed
8. **M07-009 Introduction of Regulatory Improvement Team and Programming Guide**  
**Location:** Citywide  
**Recommendation: Receive and File** – Introduction of Development Services Department new Regulatory Improvement Team and Introduction to the Regulatory Improvement Programming Guide.  
**Contact:** Joy Patterson, Principal Planner, (916) 808-5607  
**Action:** Received and Filed
9. **M07-010 Review Commission Bylaws**  
**Location:** Citywide  
**Recommendation: Adopt** – Item A: A revision to the regular meeting schedule, to change regular meeting dates to include the 3<sup>rd</sup> Thursday as a regular meeting; Item B: Revise meeting location place from 1231 I Street to Historic City Hall 915 I Street 2<sup>nd</sup> Floor Hearing Room; **Discuss and Adopt** – Item C: Commissioner recommended revisions.  
**Contact:** David Kwong, Planning Manager, (916) 808-2691  
**Action:** Moved, Seconded. (Wasserman, Woo, 7:0:0, absent Banes and Samuels) to approve staff recommendation for Item A and Item B; Item C discussed.

### Public Comments- Matters Not on the Agenda

10. None

### Questions, Ideas and Announcements of Commission Members

11. **Notestine and Samuels went to a conference in LA last meeting, and Notestine want to express his appreciation of the presentation of that conference.**

12. Commissioner Woo will not be able to attend the March 8, 2006 meeting

Adjournment - 8:43 pm