



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, 2nd Floor – Hearing Room*

March 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, 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

March 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. Commissioner Boyd arrived at 5:35

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 March 8, 2007**

Location: (Citywide)

Recommendation: Approve Commission Minutes from March 8, 2007

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

Action: No Public Comment. Moved, Seconded (Notestine, Banes 6:0:2 Banes and Woo recused, Boyd absent) to approve staff recommendation

Special Presentation

2. **Oral Recognition of Planning Commissioners Service**

Location: (Citywide)

Recommendation: Receive and File

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

Action: No Public Comment. Received and Filed

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.

3. **P06-177 Palmer Street TM** (Noticed on 02/22/07; 03/05/07)(Continued from 03/08/07)

Location: 3143 Palmer Street, D-3

Recommendation: Approve – Item A: Environmental Exemption Per CEQA Section 15332; Item B: Tentative Map to subdivide one (1) 0.61± acre parcel into four (4) parcels in the Standard Single-Family (R-1) zone; Item C: Subdivision Modification to allow non-standard lots; Item D: Subdivision Modification to allow three (3) parcels without public street frontage; Item E: Variance to allow building permits for constructing a single family residences without public street frontage.

Contact: Elise Gumm, Assistant Planner, (916) 808-1927; Stacia Cosgrove, Senior Planner, (916) 808-7110

Action: Public Comment made by Ann Bonnito, Lisa Haynes. Moved, Seconded (Woo, Notestine 9:0:0) to approve staff recommendation

4. **P06-108 Alchemy at 34th** (Noticed on 03/05/07)
Location: Northeast corner of 34th Street and 1st Avenue, D-5
Recommendation: Approve – Item A: Environmental Exemption Per CEQA Guidelines Section 15332; Item B: Tentative Map to subdivide three (3) parcels totaling 0.41± acres into nine (9) small lot single family residential parcels and one (1) common parcel within the Multi-Family (R-2B) zone; Item C: Special Permit to allow the construction of an alternative ownership housing type within the Multi-Family (R-2B) zone; Item D: Variance to allow two (2) of the residences to be constructed without public right-of-way frontage, within the Multi-Family (R-2B) zone; Item E: 65402 Review to abandon a portion of excess right-of-way located along 34th Street.
Contact: Heather Forest, Associate Planner, (916) 808-5008; Tom Buford, Senior Planner, (916) 808-7931
Action: No Public Comment. Moved, Seconded (Banes, Woo 8:0:1 Notestine recused) to approve staff recommendation
5. **P06-135 Clear Channel Sign Variance** (Noticed on 03/07/07)
Location: 1441 Richards Boulevard, D-1
Recommendation: Approve – Item A: Environmental Exemption Per CEQA Section 15302 (b); **Deny** – Item B: Variance to exceed 300 square feet of sign area for an off-site sign; Item C: Variance to exceed the thirty-five (35) foot height limit for an off-site sign; **Approve** – 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: Bradley E. Angell, Assistant Planner (916) 808-8538, (916) 808-8538; Jeanne Corcoran, Senior Planner, (916) 808-5317
Action: No Public Comment. Moved, Seconded (Notestine, Woo 9:0:0) to approve staff recommendation
6. **P06-142 Taylor Street Cottages** (Noticed on 03/05/07; 03/07/07)
Location: West side of Taylor St. between Jessie Ave. and Interstate 80, D-2
Recommendation: Approve – Item A: Mitigated Negative Declaration; **Approve and Forward to City Council** – Item B: Mitigated Monitoring Plan; Item C: Inclusionary Housing Plan; **Approve** – Item D: Rezone two (2) parcels totaling 6.9± acres from Agricultural (A) to Single-Family Alternative (R-1A); Item E: Tentative Map to subdivide 6.9± acres into seventy-three (73) single-family lots and four (4) landscape lots; Item F: Special Permit to allow seventy-three (73) detached single-family dwellings in the R-1A Zone; Item G: Variance to exceed the forty percent (40%) maximum front setback paving limit.
Contact: Steve Kowalski, Associate Planner, (916) 808-4752; Stacia Cosgrove, Senior Planner, (916) 808-7110
Action: No Public Comment. Moved, Seconded (Samuels, Notestine 9:0:0) to approve staff recommendation with amended conditions
7. **P06-182 617 T Street Variance** (Noticed on 03/05/07)
Location: 617 T Street, D-4
Recommendation: Approve – Item A: Environmental Exemption Per CEQA Section 15332; Item B: Variance to develop two units on a 0.07± acre lot without public frontage in the Multi-Family (R-3A) zone.

Contact: Michael York, Associate Planner, (916) 808-8239; Jeanne Corcoran, Senior Planner, (916) 808-5317

Action: No Public Comment. Moved, Seconded (Banes, Notestine 9:0:0) to approve staff recommendation

8. **P06-185 Sixells/Fairhaven Residential** (Noticed on 03/05/07)
Location: 4360 63rd Street, D-8
Recommendation: Approve – Item A: Environmental Exemption Per CEQA Guidelines Section 15332; **Approve and Forward to City Council** – Item B: Rezone of 2.57± net acres of Standard Single Family (R-1) to 2.57± net acres of Single Family Alternative (R-1A); **Approve** – Item C: Tentative Map to subdivide one (1) parcel totaling 2.57± net acres into twenty-eight (28) single family lots, and one (1) landscape lot, within the Single Family Alternative (R-1A) zone; Item D: Special Permit to allow an alternative ownership housing type within the Single Family Alternative (R-1A) zone; Item E: Variance to allow two (2) of the residences to be constructed without the required twenty (20) feet of public right-of-way frontage.

Contact: Heather Forest, Associate Planner, (916) 808-5008; Tom Buford, Senior Planner, (916) 808-7931

Action: Public Comment made by: Richard Mintz, Joe M Gutierrez, Gillian Greer, Diane Casey, Sue Smith Kliebe, KJ Evans, Jodi Cassell, Marc Schmidt, Harold Sterba, Edward O'Neill, Loretta Burns, Patti Uplinger, Michela J Geringer, Robert Silvey, Matt Grebe, Staci Gallardo, Donald Sanchez, Kenyatta Dumisani, Michelle Herrera, Andres Aromsu, Donna Grebe, Jolene Ellis, Chistina Mintz, Teri Watson, R. Maldonnel. Moved, Seconded (Notestine, Banes 7:2:0 No Yee, Samuels) to approve staff recommendation

Staff Reports

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

9. **Oral 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. Moved, Seconded (Notestine, Banes 8:0:0 Boyd Absent) to continue to April 26, 2007

10. **M07-010 Review Commission Bylaws**

Location: Citywide

Recommendation: Discuss and Adopt – Item A: Commissioner recommended revisions.

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

Action: No Public Comment. Moved, Seconded (Notestine, Banes 8:0:0 Boyd Absent) to continue to a date uncertain.

Public Comments- Matters Not on the Agenda

11. None.

Questions, Ideas and Announcements of Commission Members

12. Chair Yee announced that there will be a General Plan advisory meeting next week.

Adjournment 8:17