



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

April 12, 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

April 12, 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 except commissioner Notestine. Commissioner Boyd excused himself at 7:44 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 March 15, 2007**

Location: (Citywide)

Recommendation: Approve Commission Minutes from March 15, 2007

Contact: Tom Pace, Long Range Planning Manager, (916) 808-6848

Action: No public comment. Moved, seconded (Givens, Wasserman 8:0:0) to approve staff recommendation.

2. **Approval of Minutes for March 22, 2007**

Location: (Citywide)

Recommendation: Approve Commission Minutes from March 22, 2007

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

Action: No public comment. Moved, seconded (Givens, Wasserman 8:0:0) to approve staff recommendation.

3. **Approval of Minutes for March 29, 2007**

Location: (Citywide)

Recommendation: Approve Commission Minutes from March 29, 2007

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

Action: No public comment. Moved, seconded (Givens, Wasserman 8:0:0) 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.

4. **P06-207 College Square Corner Retail** (Noticed on 02/22/07)(Continued from 03/08/07)

Location: Southeast Corner of Cosumnes River Boulevard and Bruceville Road, D-8

Recommendation: Withdraw and Re-notice



Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Tom Buford, Senior Planner, (916) 808-7391

Action: No public comment. Moved, seconded (Banes, Givens 8:0:0) to be withdrawn and re-noticed.

5. **P06-168 Mygrant Glass Company Distribution Center** (Noticed on 03/19/07)

Location: 1695 Main Avenue, D-2

Recommendation: Continue and Re-Notice to April 26, 2007

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

Action: No public comment. Moved, seconded (Banes, Givens 8:0:0) to be continued and re-noticed.

6. **P06-181 Newton Booth** (Noticed on 03/30/07)

Location: 2215 27th Street 2215, 2205, 2217 27th Street 2700, 2706, 2710 V Street, D-4

Recommendation: Receive and Provide Input

Contact: Michael York, Associate Planner, (916) 808-8239

Action: Public comment made by: C. Kayler, A. Alvarez, M. Lum, W. Buna, J. Dryor. Received and input provided.

7. **P06-195 T-Mobile Antennas on El Camino Ave** (Noticed on 03/19/07)

Location: 650 El Camino Ave., D-2

Recommendation: Approve – Item A: Environmental Exemption Per CEQA Section 15301 (b); Item B: Special Permit to construct six (6) panel-antennas contained in a cross attached to the existing church steeple within the Del Paso Boulevard Special Planning District in the General Commercial Special Planning District (C-2-SPD) zone; Item C: Special Permit Modification to modify the Church's deemed Special Permit by eliminating three (3) parking spaces for antenna related equipment; Item D: Special Permit Modification to modify the Church's deemed Special Permit to exceed the fifty-four (54) foot height limit for the steeple structure in the General Commercial Special Planning District (C-2-SPD) zone, by increasing the steeple from sixty-six (66) feet in height to sixty-nine (69) feet in height.

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

Action: Public comment made by: T. Johnson, L. Pery, J. Holsten, C. Carter, K. Nichozs, S. Arab, T. Harlan. Moved, seconded (Boyd, Banes 8:0:0) to deny continuing to May 24, 2007. Moved, seconded (Banes, Samuels 8:0:0) to approve staff recommendations with amended conditions.

8. **P06-205 South Land Park Cell Tower** (Noticed on 03/19/07)

Location: 5700 South Land Park Drive, D-4

Recommendation: Approve – Item A: Environmental Exemption Per CEQA Guidelines Section 15332; Item B: Special Permit to construct a new sixty-seven (67) foot tall telecommunications tower sheathed in a church steeple, within an approved church addition located in the Standard Single Family (R-1) zone; Item C: Special Permit Modification to expand the approved church addition by an additional 326± square feet, located in the Standard Single Family (R-1) zone.

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



Action: Public comment made by: R. McRae, M. Brown, S. Hamilton, C. Williams, Dr. Kammeyer, K. Deli, D. Phillips. Moved, seconded (Banes, Woo 6:1:0 No Yee; Boyd absent) to approve staff recommendation with amended conditions.

9. **P06-209 Dayton Street Subdivision** (Noticed on 03/19/07)

Location: 4111 & 4115 Dayton Street, D-2

Recommendation: Withdraw and Re-Notice

Contact: Steve Kowalski, Associate Planner, (916) 808-4752; Stacia Cosgrove, Senior Planner, (916) 808-7110

Action: No public comment. Moved, seconded (Banes, Givens 8:0:0) to be withdrawn and re-noticed.

10. **P06-210 Sorento Road Variance** (Noticed on 03/19/07)

Location: Sorento Road, North of Barros Drive, D-1

Recommendation: Approve – Item A: Environmental Exemption Per CEQA Section 15332; Item B: Variance to build on a land-locked parcel with access by easement on 1.5+ net acres in the Agricultural (A) zone.

Contact: Matthew Joseph, Assistant Planner, (916) 808-5714; Lindsey Alagozian, Senior Planner, (916) 808-2659

Action: No public comment. Moved, seconded (Woo, Banes 8:0:0) to approve staff recommendation.

11. **P06-221 4100 Folsom T-Mobile Antenna(s)** (Noticed on 03/19/07)

Location: 4100 Folsom Blvd., D-3

Recommendation: Approve – Item A: Environmental Exemption Per CEQA Section 15301; Item B: Special Permit to install a rooftop antenna facility on the existing penthouse structure of a condominium building on 2.10 +/- acres in an Multi-Family (R-2B-R) zone.

Contact: Bradley E. Angell, Assistant Planner, (916) 808-8538

Action: No public comment. Moved, seconded (Woo, Givens 8:0:0) to approve staff recommendation.

Staff Reports

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

12. **None**

Public Comments- Matters Not on the Agenda

13. **None.**

Questions, Ideas and Announcements of Commission Members

14. Commissioner Woo inquired about the outcome of the Walgreens project that went before City Council. Staff answered.

15. Commissioner Samuels and Chair Yee would like staff to provide a written monthly report.

Adjournment: 8:53 pm

