



# Minutes City of Sacramento Planning Commission

## COMMISSION MEMBERS:

Joseph Contreras  
Joseph Yee, AIA  
Michael Notestine, Vice Chair

Darrel Woo, 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

New City Hall  
915 I Street, 1<sup>st</sup> Floor – Council Chambers

March 13, 2008 – 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 300 Richards Blvd, 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) 808-5908 at least 48 hours prior to the meeting.



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(916) 808-5656

# MINUTES

**March 13, 2008**

*New City Hall  
915 I Street – 1<sup>st</sup> Floor, Council Chambers*

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 members present except Commissioners Banes and Boyd. Commissioner Boyd present at 6:03 p.m.

## 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 07, 2008**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from February 07, 2008

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

**Action:** No public comment. Moved, seconded, carried (Notestine/ Contreraz 6:0:1; Recused: Samuels) to approve minutes.

### 2. **Approval of Minutes for February 28, 2008**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from February 28, 2008

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

**Action:** No public comment. Moved, seconded, carried (Notestine/Contreraz 7:0:0) to continue to March 27, 2008.

## 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. **P07-103 Grant Joint Union High School District Administration Center**

(Noticed on 01/31/08) (Continued from 02/14/08)

**Location:** 1690 Bell Ave, District 2

**Recommendation:** Continue to 03/27/08

**Contact:** David Hung, Associate Planner, 916-808-5530; Stacia Cosgrove, Senior Planner, 916-808-7110

**Action:** No public comment. Moved, seconded, carried (Notestine/Wasserman 7:0:0) to be withdrawn and renoticed at a later date.

### 4. **P07-082 2751 Norwood Avenue** (Noticed on 02/29/08)

**Location:** 2751 Norwood Ave 2751 & 2761 Norwood Ave, District 2

**Recommendation: Approve** – Item A: Exempt per CEQA 15332-Infill Development Projects; Item B: Tentative Map to subdivide two parcels into 6 parcels; Item C: Tentative Map-Subdivision Mod for lots less than 52 feet wide; Item D: Tentative Map-Subdivision Mod to create lots without public street frontage; Item E: Variance-Setback to reduce the required setback from 25 feet to 14 feet.

**Contact:** Mark Kraft, Associate Planner, 916-808-8116; Stacia Cosgrove, Senior Planner, 916-808-7110

**Action:** No public comment. Moved, seconded, carried (Wasserman/Samuels 7:0:0) to approve staff recommendation.

5. **P07-143 Heritage Oak Hospital 2nd Phase** (Noticed on 02/29/08)

**Location:** 4250 Auburn Blvd, District 2

**Recommendation: Approve-** Item A: Exempt per CEQA 15332-Infill Development Projects; Item B: Special Permit to construct the second phase of the existing hospital by adding 49 beds in a 17,300 square foot new building in the hospital (H) zone; Item C: Special Permit-Parking Reduction to allow a parking reduction for the project.

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

**Action:** No public comment. Moved, seconded, carried (Notestine,Contreaz 7:0:0) to approve staff recommendation.

6. **P07-155 REI Addition And Remodel** (Noticed on 02/29/08)

**Location:** 1790 Expo Pkwy, District 2

**Recommendation: Approve** – Item A: Exempt per CEQA 15332-Infill Development Projects; Item B: Special Permit for an addition that will create a building of over 40,000 square feet in the General Commercial Labor Intensive Overlay (C-2-LI) zone.

**Contact:** Jennifer Matthews, Junior Planner, (916) 808-5591; Stacia Cosgrove, Senior Planner, 916-808-7110

**Action:** No public comment. Moved, seconded, carried (Wasserman/Notestine 7:0:0) to approve staff recommendation.

### Staff Reports

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

7. **P07-123 THE CREAMERY** (Noticed on 02/29/08)

**Location:** 1013 D St, District 1

**Recommendation:** Continue to 03/27/08

**Contact:** Evan Compton, Associate Planner, 916-808-5260; Stacia Cosgrove, Senior Planner, 916-808-7110

**Action:** No public comment. Moved, seconded, carried (Notestine/Wasserman 7:0:0) to continue to March 27, 2008.

8. **P07-162 EAST END GATEWAY SITE 1** (Noticed on 02/29/08)

**Location:** 1531 N St through 1517 N St at the NW corner of N & 16th Streets, District 1

**Recommendation:** Review and Comment.

**Contact:** Jamie Cutlip, Assistant Planner, 916-808-8684; Stacia Cosgrove, Senior Planner, 916-808-7110

**Action:** No public comment. Commission provided comments.

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

9. None.

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

10. Commissioner Notestine – Announced that the Sacramento Valley Chapter of the APA with the AIA, Green Builders, and ULI are sponsoring a speakers series on sustainability starting on April 18, 2008.

**Adjournment** – 6:56 p.m.