



# 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

Historic City Hall  
915 I Street – 2<sup>nd</sup> Floor, Hearing Room

July 17, 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

July 17, 2008

Historic City Hall  
915 I Street – 2<sup>nd</sup> 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 Boyd. Commissioner Banes arrived late.**

## 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 July 10, 2008

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from July 10, 2008

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

**Action: Moved, Seconded and Carried (Banes / Wasserman; 8:0:0) to approve minutes.**

## 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. P08-001 Piedmont Drive Private Boat Dock (Continued from 07/10/08) (Noticed on 06/26/08, 07/03/08)

**Location:** 955 Piedmont Drive, District 4, 016-0171-007-0000

**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15270);

**Deny- Item B:** Special Permit to construct a private boat dock within the Flood (F) zone.

**Contact:** Heather Forest, Associate Planner, 916-808-5008; Nedzlene Ferrario, Senior Planner, 916-808-7826

**Action: Public comment made by Mike Mix. Moved, Seconded and Carried (Notestine / Banes; 5:3:0- No: Contreraz / Givens / Samuels) to approve staff recommendation.**

### 3. P08-077 Mixed-Use Development at Garden Highway and Northgate Boulevard (Continued from 07/10/08) (Noticed on 06/26/08)

**Location:** 660 Garden Highway (Southwest of Garden Highway and Northgate Boulevard), District 1, 274-0110-008-0000, 274-0110-009-0000, 274-0110-063-0000, 274-0110-064-0000

**Recommendation: Approve- Item A:** Addendum to Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Special Permit to develop multi-family use in the General Commercial (C-2) zone; **Item D:** Special Permit to develop a building over 40,000 square feet in the General Commercial (C-2) zone; **Item E:** Special Permit to establish gates at private vehicular entrance; **Item F:** Special Permit to allow restaurant

use in the Parkway Corridor (PC) overlay zone; **Item G:** Special Permit to reduce required parking; **Item H:** Variance to allow a building to exceed the maximum height allowed in the Parkway Corridor (PC) overlay zone.

**Contact:** David Hung, Associate Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659

**Action: No public comment. Moved, Seconded and Carried (Wasserman / Contreras; 8:0:0) to approve staff recommendation with amended conditions.**

**4. P08-044 East Lawn Cemetery Antenna** (Noticed on 07/03/08)

**Location:** 4300 Folsom Boulevard (Folsom Boulevard between 42nd & 46th Streets), District 3, 008-0010-011-0000

**Recommendation: Approve- Item A:** Environmental Exemption (per CEQA 15301); **Item B:** Special Permit to locate antennas and telecommunications facilities in the Standard Single family (R-1) zone.

**Contact:** Jamie Cutlip, Assistant Planner, 916-808-8684; Evan Compton, Acting Senior Planner, 916-808-5260

**Action: No public comment. Moved, Seconded and Carried (Banes / Givens; 8:0:0) to approve staff recommendation.**

**5. P08-060 Pacific Fresh Seafood Parking Lot** (Noticed on 07/03/08)

**Location:** Northeast of 3671 North Freeway Blvd, District 1, 225-2110-009-0000

**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Planned Unit Development-Schematic Plan Amended to establish a new parking lot use in the Promenade at Natomas Planned Unit Development; **Item C:** Special Permit-Parking Off-Site to allow construction of an off-site parking lot in the Promenade at Natomas Planned Unit Development.

**Contact:** Paul Philley, Junior Planner, 916-808-5714; Lindsey Alagozian, Senior Planner, 916-808-2659

**Action: No public comment. Moved, Seconded and Carried (Banes / Contreras; 8:0:0) to approve staff recommendation.**

**6. Z08-092 2091 Edgewater Duplex** (Noticed on 07/03/08)

**Location:** 2091 Edgewater Road, District 2, 275-0171-016-0000

**Recommendation: Approve- Item A:** Environmental Exemption (per CEQA 15303); **Item B:** Variance to reduce the required front yard setback; **Item C:** Variance to locate both driveways off the same street.

**Contact:** Jamie Broker, Planner, 916-808-1928; Sandra Yope, Senior Planner, 916-808-7158

**Action: Public comment made by EP Jalger, Ned Allison, Abrams Spera, Margaret Jackson and Michael Dunham. Moved, Seconded and Carried (Yee / Samuels; 8:0:0) intent to deny staff recommendation. To be heard on Planning Commission consent calendar August 14, 2008.**

**7. Z08-097 2075 Edgewater Road** (Noticed on 07/03/08)

**Location:** 2075 Edgewater Road, District 2, 275-0171-018-0000

**Recommendation: Approve- Item A:** Environmental Exemption (per CEQA 15303);  
**Item B:** Variance to reduce the required front yard setback.

**Contact:** Jamie Broker, Planner, 916-808-1928; Sandra Yope, Senior Planner, 916-808-7158

**Action: Public comment made by EP Jalger, Ned Allison, Abrams Spera, Margaret Jackson and Michael Dunham. Moved, Seconded and Carried (Yee / Samuels; 8:0:0) intent to deny staff recommendation. To be heard on Planning Commission consent calendar August 14, 2008.**

**8. P08-021 Appeal: Cheers Bar and Grill (Noticed on 06/13/08)**

**Location:** 1620 W El Camino Ave, District 1, 274-0410-005-0000

**Recommendation:** Withdrawal of Appeal by applicant

**Contact:** Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Lindsey Alagozian, Senior Planner, 916-808-2659

**Action: Appeal Withdrawn.**

**9. P08-030 Appeal: Merryhill School (Noticed on 04/25/08)**

**Location:** Southeast corner of San Juan Road and Tourbrook Way, District 1, 225-2170-161-0000

**Recommendation:** Withdrawal of Appeal by applicant

**Contact:** Steven Kerr, Junior Planner, 916-808-5416; Lindsey Alagozian, Senior Planner, 916-808-2659

**Action: Appeal Withdrawn.**

### Staff Reports

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

**10. LR08-008 CEQA Overview**

**Location:** (Citywide)

**Recommendation: Review and Comment-** Presentation on the California Environmental Quality Act (CEQA). Staff will also discuss the public review of the Master Environmental Impact Report that has been prepared for the 2030 General Plan.

**Contact:** Robert Cunningham, Assistant Planner, 916-808-5894; Tom Buford, Senior Planner, 916-808-7931

**Action: Continued to August 21, 2008.**

### Public Comments- Matters Not on the Agenda

**11. None**

## Questions, Ideas and Announcements of Commission Members

12. Commissioner Samuels discussed minimizing staff errors and streamlining process.
13. Commissioner Yee spoke about working with applicants who have language barriers.
14. Commissioner Wasserman spoke about staff training on neighborhood concerns associated with infill projects.

Adjournment – 8:14 p.m.