



Minutes City of Sacramento Planning Commission

COMMISSION MEMBERS:

Joseph Contreras
Joseph Yee, AIA
Michael Notestine, Vice Chair

Darrel Woo, Chair
Jodi Samuels
Michael Mendez, MCP

Barry Wasserman
Chris Givens
Panama Bartholomy

CITY STAFF:

David Kwong, Planning Manager
Sabina Gilbert, Senior Deputy City Attorney

New City Hall
915 I Street, 1st Floor – Council Chambers

September 25, 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, 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) 808-5908 at least 48 hours prior to the meeting.



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(916) 808-5656

MINUTES

September 25, 2008

*New City Hall
915 I Street – 1st 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 commissioners present except Notestine and Bartholomy. Commissioner Givens arrived at 5:35 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 September 11, 2008**

Location: (Citywide)

Recommendation: Approve Commission Minutes from September 11, 2008

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

Action: No public comment. Moved, seconded, and carried (Yee/ Wasserman; 7:0:0) to approve minutes.

2. **M08-037 Planning Commission Rules of Procedures**

Location: (Citywide)

Recommendation: Adopt Rules of Procedures.

Contact: Sabina D. Gilbert, Senior Deputy City Attorney, 916-808-5346

Action: No public comment. Brian Holloway with the Development Oversight Commission requested continuance to October 16, 2008. Moved, seconded, and carried (Contreraz/ Samuels; 7:0:0) to continue item.

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. **P08-053 West El Camino & Truxel Monopole** (Continued from 09/11/08) (Noticed on 08/29/08)

Location: 1514 West El Camino Avenue, District 1, 274-0060-033-0000

Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15303);
Item B: Special Permit to construct an approximately 75 foot tall cellular monopole.

Contact: Jamie Cutlip, Assistant Planner, 916-808-8684; Lindsey Alagozian, Senior Planner, 916-808-2659

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

4. **M03-002 American River Parkway Plan Update**
Location: (Citywide)
Recommendation: Continue to October 9, 2008.
Contact: J.P. Tindell, Park Planning & Development Manager, 916-808-1955; Dana Allen, Senior Planner, 916-808-2762
Action: No public comment. Moved, seconded, and carried (Samuels/ Yee; 7:0:0) to continue item to October 9, 2008.
5. **P05-153 Franklin Point** (Noticed on 09/12/08)
Location: Southwest Corner of Franklin Boulevard/Mack Road, District 7, 119-0070-062-0000, 119-0070-063-0000
Recommendation: Forward Recommendation of Approval to City Council- Item A: Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Elimination of a Rezone condition prohibiting the off-site sale of beer and wine; **Item D:** Planned Unit Development-Guidelines Amended to remove language prohibiting the off-site sale of beer and wine in a convenience market and to extend the hours of operation; **Item E:** Planned Unit Development-Schematic Plan Amended to reconfigure building locations and building areas; **Item F:** Tentative Map to subdivide an approximate 5.5 acre property into five parcels; **Item G:** Special Permit to operate a convenience market within 500 feet of a residential use; **Item H:** Special Permit for the sale of beer and wine for off-site consumption; **Item I:** Development Plan Review-New Site Plan of a commercial mixed-use development within the Shopping Center International Plaza Planned Unit Development (SC-PUD)zone.
Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Nedzlene Ferrario, Senior Planner, 916-808-7826
Action: Public comment made by Elpida Warren and Richard and Barbara Falcon. Moved, seconded, and carried (Givens / Contreraz; 5:2:0 – No: Samuels, Wasserman) to forward recommendations of approval to City Council.
6. **P07-123 The Creamery** (Noticed on 09/12/08)
Location: 1013 D Street, District 1, 002-0076-006-0000, 002-0076-007-0000, 002-0076-014-0000, 002-0076-016-0000, 002-0076-019-0000, 002-0076-020-0000, 002-0113-003-0000, 002-0113-011-0000, 002-0113-012-0000, 002-0113-013-0000, 002-0113-014-0000, 002-0113-019-0000,002-0113-020-0000, 002-0113-022-0000, 002-0113-023-0000
Recommendation: Continue to October 9, 2008.
Contact: Evan Compton, Associate Planner, 916-808-5260
Action: No public comment. Moved, seconded, and carried (Samuels/ Yee; 7:0:0) to continue item to October 9, 2008.
7. **P08-045 Omar Fuel and Food Inc.** (Noticed on 09/12/08)
Location: 1165 43rd Avenue, District 4, 024-0440-009-0000
Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to construct a 1,848 square foot addition to an existing service

station to include a new convenience market on approximately 0.64 acres in the General Commercial (C-2) zone.

Contact: Steven Kerr, Assistant Planner, 916-808-5416; Nedzlene Ferrario, Senior Planner, 808-7826

Action: Public comment made by Chris Holm and Osha Meserve. Moved, seconded, and carried (Mendez/ Contreras; 6:1:0 – No: Wasserman) to approve staff recommendation.

8. **P08-066 Natomas Central Rezone** (Noticed on 09/12/08)
Location: Natomas Central Drive and Kos Island Avenue, District 1, 225-2270-019-0000, 225-2270-027-0000
Recommendation: Forward Recommendation of Approval to City Council-**Item A:** Addendum To Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Plan Amendment-General Plan to re-designate 2.3 acres of Parks-Recreation-Open Space and 2.9 acres of Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na); **Item D:** Plan Amendment-Community Plan to re-designate 2.3 acres of Parks/Open Space and 8 acres of General Public Facilities to Medium Density Residential; **Item E:** Rezone/Pre-zone 8 acres of R-1-PUD, 2.3 acres of A-OS-PUD and 2.9 acres of R-2B-PUD to R-1A-PUD; **Item F:** Tentative Map to subdivide 2 parcels into 119 parcels; **Item G:** Tentative Map-Subdivision Modification to allow a 41 foot wide residential street section, a non-standard intersection, a dead-end road, and a non-standard elbow; **Item H:** Planned Unit Development-Schematic Plan Amended to the Natomas Central PUD; **Item I:** Special Permit to allow development in the R-1A-PUD zone; **Item J:** Inclusionary Housing Plan amendment for the Natomas Central PUD.
Contact: Paul Philley, Junior Planner, 916-808-5714; Lindsey Alagozian, Senior Planner, 916-808-2659
Action: Public comment made by Casey Als, Chris Holm and Rochelle Blanco. Moved, seconded, and failed (Yee/ Wasserman; 4:3:0). The motion required five votes to pass.

Staff Reports

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

9. **M08-036 Sacramento Heritage Board** (Oral)
Location: (Citywide)
Recommendation: Selection of City Planning Commission member to serve on the Board of Sacramento Heritage, Inc.
Contact: Roberta Deering, Senior Planner, 916-808-8259
Action: Commissioner Contreras selected to serve on the Board of Sacramento Heritage, Inc.

Public Comments- Matters Not on the Agenda

10. **None**

Questions, Ideas and Announcements of Commission Members

11. **Commissioner Wasserman advised fellow commissioners to read through SACOG's form-based code now available online.**
12. **Commissioner Yee will not be able to attend the October 16, 2008 Long Range Planning Commission meeting.**
13. **Commissioner Samuels announced the Speaker Series for Sustainability Session held September 26, 2008 at the Secretary of State Auditorium. Meetings are held from 8 a.m. – 10:00 a.m. on the last Friday of each month.**

Adjournment – 8:22 pm