



# 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, 1<sup>st</sup> Floor – Council Chambers

October 9, 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

October 9, 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 present except Commissioner Wasserman.**

## 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 25, 2008**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from September 25, 2008

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

**Action: Moved, seconded, and carried (Contreras/ Givens; 6:0:2, Recused: Bartholomy and Notestine) 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. **P07-123 The Creamery** (Continued from 09/25/08) (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: Forward Recommendation of Approval to City Council- Item A:** Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Plan Amendment-General Plan to re-designate Industrial to General Commercial and Multifamily; **Item D:** Plan Amendment-Community Plan to re-designate from Industrial to Community/Neighborhood Commercial and Offices and Multifamily; **Item E:** Rezone/Pre-zone to rezone from M-1 to C-2 and R-3A; **Item F:** Tentative Map to subdivide the subject site into 47 lots for condominium purposes; **Item G:** Special Permit to allow alternative ownership housing; **Item H:** Special Permit to partially waive parking for commercial uses; **Item I:** Special Permit to construct a project over 75,000 square feet; **Item J:** Special Permit to exceed the height requirements for office buildings in the proposed C-2 zone; **Item K:** Special Permit to exceed height requirements for residential condos in the proposed R-3A; **Item L:** Variance to allow recycling and trash enclosures in the required setback areas; **Item M:** Variance to deviate from the required 50% tree shading for private driveways; **Item N:** Variance to deviate from the required setbacks for an office building in the proposed C-2 zone.

**Contact:** Evan Compton, Acting Senior Planner, 916-808-5260; Greg Bitter, Principal Planner, 916-808-7816.

**Action:** Public comment made by Michael Marek, Andrea Hogan, and Evan Edgar. Moved, seconded, and carried (Notestine/ Samuels; 8:0:0) to forward recommendation of approval to City Council.

3. **P06-002 Glenrose Townhomes** (Noticed on 09/30/08)  
**Location:** 1875 Glenrose Avenue, District 3, 266-0281-003-0000, 266-0281-009-0000, 266-0281-010-0000, 266-0281-021-0000  
**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Development Plan Review-Planning Director- An appeal to the Planning Director's Decision allowing a construction of a twenty (20) townhome unit apartment on approximately 1.97 gross acres in the Multi-Family (R-2A) zone.  
**Contact:** Elise Gumm, Assistant Planner, 916-808-1927; Lindsey Alagozian, Senior Planner, 916-808-2659  
**Action:** Public comment made by Julene Castoreno, Catherine Munsen, and Jessica Kalenick. Moved, seconded, and carried (Givens/ Mendez; 8:0:0) to approve staff recommendation with amended conditions and a request for staff to report back on project implementation in one year.
4. **P06-218 Nejadian Tentative Map** (Noticed on 09/30/08)  
**Location:** Northeast corner of Dry Creek Road and Claire Avenue, District 2, 215-0250-015-0000  
**Recommendation:** Withdrawn to be re-noticed at a later date.  
**Contact:** Elise Gumm, Assistant Planner, 916-808-1927; Lindsey Alagozian, Senior Planner, 916-808-2659  
**Action:** Withdrawn by applicant to be re-noticed to a later date.
5. **P07-141 Norwood and Jessie Walgreens** (Noticed on 09/26/08)  
**Location:** 4191 Norwood Avenue, District 2, 237-0292-022-0000, 237-0292-023-0000  
**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Plan Amendment-Community Plan to re-designate the portion of the site designated in the North Sacramento Community Plan as Residential 11-21 du/na to Retail General; **Item C:** Rezone/Pre-zone to re-designate the site from Limited Commercial Review (C-1-R) and Multi-Family Residential (R-3) zones to the General Commercial Review (C-2-R) zone; **Item D:** Development Plan Review-New Site Plan to construct two commercial buildings totaling 16,132 square feet on approximately 1.38 acres in the C-2-R zone; **Item E:** Special Permit to construct a drive through facility in the C-2-R zone; **Item F:** Variance to reduce the required minimum drive-through stacking distance of 180 feet to the pick-up window to 46 feet.  
**Contact:** Steven Kerr, Assistant Planner, 916-808-5416; Lindsey Alagozian, Senior Planner, 916-808-2659  
**Action:** No public comment. Moved, seconded, and carried (Notestine/ Yee; 8:0:0) to approve staff recommendation.

6. **P08-089 Fresh and Easy Market - Evergreen Street** (Noticed on 09/30/08)  
**Location:** 965 El Camino Avenue (Northwest corner of the intersection of El Camino Avenue & Evergreen Street), District 2, 265-0322-009-0000  
**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit to allow 15,001 square feet of grocery store use in the Swanston Transit Village Plan Area.  
**Contact:** Jamie Cutlip, Assistant Planner, 916-808-8684; Lindsey Alagozian, Senior Planner, 916-808-2659  
**Action: No public comment. Moved, seconded, and carried (Yee/ Samuels; 8:0:0) to approve staff recommendation with amended conditions.**
7. **M03-002 American River Parkway Plan Update** (Continued from 09/25/08)  
**Location:** (Citywide)  
**Recommendation: Forward Recommendation of Approval to City Council- Item A:** Environmental Impact Report; **Item B:** Mitigation Monitoring Program; **Item C:** The 2006 Updated American River Parkway Plan.  
**Contact:** J.P. Tindell, Park Planning & Development Manager, 916-808-1955; Dana Allen, Senior Planner, 916-808-2762  
**Action: Public comment made by Warren Truitt. Moved, seconded, and carried (Notestine/ Givens; 8:0:0) to forward recommendation of approval to City Council.**

**Staff Reports**

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

8. **None**

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

9. **None**

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

10. **Commissioner Yee will not be able to attend the Planning Commission meetings on October 16th and 23rd or the October 22nd Joint Commission meeting.**
11. **Commissioner Samuels spoke regarding the Joint Commission Meeting on October 22nd. She stated that she will not be able to attend.**
12. **Commissioner Bartholomy also stated that he will be unavailable to attend the October 22nd Joint Commission meeting.**
13. **Commissioner Givens will also be unavailable for the October 22nd Joint Commission meeting.**
14. **Commissioner Bartholomy requested a report back on how staff intends to provide information on a project's compliance with sustainability (green building) requirements in the proposed General Plan.**

15. **Commissioner Notestine requested that AutoCAD drawings not be submitted in the future because they can be difficult to read.**

**Adjournment – 9:59 pm**