



Agenda 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 – 2nd 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, 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

AGENDA

July 17, 2008

*Historic City Hall
915 I Street – 2nd 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

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

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

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

- 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
- 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
- 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
- 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
- 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

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

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

Public Comments- Matters Not on the Agenda

11. To be announced

Questions, Ideas and Announcements of Commission Members

12. To be announced

Adjournment