



# Agenda 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

March 26, 2009 – 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) 264-5011

# AGENDA

**March 26, 2009**

*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

#### 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 March 12, 2009**

**Location:** (Citywide)

**Recommendation:** Approve Commission Minutes from March 12, 2009.

**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. **P08-098 Victory Auto Dismantler** (Continued from 3/12/09) (Noticed on 2/27/09)

**Location:** 8590 Unsworth Avenue, District 6, 062-0020-022-0000

**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15301);

**Item B:** Special Permit to establish an Auto Dismantling business in the M-2S Zone.

**Contact:** Mark Kraft, Associate Planner, 916-808-8116; Joy Patterson, Principal Planner, 916-808-5607

#### 3. **P06-136 Jennings Estates** (Noticed on 3/13/09)

**Location:** 4941 Dry Creek Road, District 2, 226-0180-008-0000, 226-0180-014-0000, 226-0220-003-0000

**Recommendation: Approve- Item A:** Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Inclusionary Housing Plan; **Item D:** Tentative Map to subdivide 3.4 net acres into 14 lots (13 buildable lots) in the Standard Single-Family (R-1) zone; **Item E:** Tentative Map-Subdivision Modification to allow a non-standard permanently dead-ended street in the Standard Single-Family (R-1) zone.

**Contact:** Michael York, Associate Planner, 916-808-8239; Lindsey Alagozian, Senior Planner, 916-808-2659

4. **P06-219 Ermina Estates** (Noticed on 3/13/09)  
**Location:** 3231 Ermina Drive, District 2, 251-0324-006-0000, 251-0324-007-0000, 251-0324-008-0000, 251-0324-009-0000, 251-0324-010-0000  
**Recommendation: Approve- Item A:** Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Tentative Map to subdivide a 0.57 acres vacant parcel into 10 residential lots; **Item D:** Special Permit to construct 10 detached single family residential units in the General Commercial (C-2) zone.  
**Contact:** Elise Gumm, Associate Planner, 916-808-1927; Lindsey Alagozian, Senior Planner, 916-808-2659
  
5. **P07-144 New Monopole for T-Mobile** (Noticed on 3/13/09)  
**Location:** 4215 Freeport Boulevard, District 5, 018-0031-015-0000  
**Recommendation: Approve- Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit for a 55 foot slim line monopole and associated equipment in the General Commercial(C-2)zone.  
**Contact:** Mark Kraft, Associate Planner, 916-808-8116; Joy Patterson, Principal Planner, 916-808-5607
  
6. **P07-153 T-Mobile Riverside Boulevard Monopole** (Noticed on 3/13/09)  
**Location:** 2661 Riverside Boulevard, District 4, 009-0321-061-0000  
**Recommendation: Continue to April 9, 2009.**  
**Contact:** Mark Kraft, Associate Planner, 916-808-8116; Joy Patterson, Principal Planner, 916-808-5607
  
7. **P08-075 Famille Manor** (Noticed on 3/13/09)  
**Location:** 6421, 6431 and 6435 Hogan Drive, District 5, 035-0161-028, 035-0161-002 and 035-0161-024  
**Recommendation: Continue to April 9, 2009.**  
**Contact:** Stephanie Hockman, Assistant Planner, 916-808-7497; Joy Patterson, Principal Planner, 916-808-5607

### Staff Reports

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

8. **Ad Hoc Committees** (Oral)  
**Location:** (Citywide)  
**Recommendation: Review and Comment-** general discussion on creating Ad Hoc committees.  
**Contact:** Michael Mendez, Planning Commissioner

**9. Report Back on DOC Streamlining Proposal (Oral)**

**Location:** (Citywide)

**Recommendation: Receive and File-** A report back from the Preservation Roundtable meeting regarding the DOC streamlining proposal.

**Contact:** Jodi Samuels, Planning Commissioner

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

**10. To be announced.**

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

**11. To be announced.**

**Adjournment**