



# Minutes

## City of Sacramento

### Planning Commission

#### COMMISSION MEMBERS:

Joseph Contreraz  
Joseph Yee, AIA  
Michael Notestine, Vice Chair

Darrel Woo, Chair  
Jodi Samuels  
Michael Mendez, MCP

Barry Wasserman, FAIA  
Chris Givens  
Panama Bartholomy

#### CITY STAFF:

Tom Pace, Long Range Planning Manager  
Sabina Gilbert, Senior Deputy City Attorney

*Historic City Hall*  
*915 I Street, 2nd Floor – Hearing Room*

*October 8, 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 Community Development Department at 300 Richards Boulevard, 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 Community Development Department at (916) 808-5908 at least 48 hours prior to the meeting.



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(916) 264-5011

# MINUTES

**October 8, 2009**

*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 commissioners present, except Commissioner Contreras, Commissioner Givens arrived at 5:40 p.m.**

## 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 August 13, 2009**

**Location:** (Citywide)

**Recommendation:** **Approve Commission Minutes from August 13, 2009.**

**Contact:** Tom Pace, Long Range Planning Manager, (916) 808-6848

**Action: Moved, seconded, and carried (Bartholomy/Samuels 6:0:1, Abstained - Notestine ) to approve the minutes.**

## Director's Report

### 2. **Director's Report**

**Location:** (Citywide)

**Recommendation:** **Receive and File-** Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

**Contact:** Tom Pace, Long Range Planning Manager, (916)808-6848

**Action: Tom Pace provided an update regarding the Council initiated Ordinance to revise the City Planning Commission composition, scheduled to be voted on by the City Council on October 13, 2009. Commissioner Samuels has requested that the commissioners receive official notification regarding the changes that are being made to the commission, such as when their terms will be ending and what the process will be to reapply. Commissioner Samuels also asked where the commission would be able to meet with the proposed eleven member commission. Tom responded that the commission would continue to meet in the council chambers in the future and staff would be sitting down at the tables in front of the dais. Commission Notestine asked if staff had announced at the previous Planning Commission meeting that the City of Sacramento General Plan received an award from the American Planning Association. Tom responded that the commission had been informed.**

## 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. **Z09-102 Silver Eagle Place Tentative Map** (Noticed on 9/25/09)  
**Location:** 131 Silver Eagle Road, District 2, 250-0130-036-0000, 250-0130-059-0000, 250-0130-061-0000  
**Recommendation: Approve – Item A:** Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Tentative Map to subdivide three (3) approximately 4.5 acre partially developed parcels into 21 single family residential lots in the Standard Single Family Residential (R-1) zone.  
**Contact:** Elise Gumm, Associate Planner, (916) 808-1927; Sandra Yope, Senior Planner, (916) 808-7158

**Action: Moved, seconded, and carried (Notestine/Yee; 8:0:0) to approve staff recommendation.**

## Staff Reports

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

4. **LR09-006 General Plan Annual Report**  
**Location:** (Citywide)  
**Recommendation: Receive and File-** A status report on the implementation of the 2030 General Plan.  
**Contact:** Teresa Haenggi, Associate Planner, (916) 808-7554; Jim McDonald, Senior Planner, (916) 808-5723

**Action: Received and Filed.**

5. **LR09-019 Draft Universal Design Ordinance**  
**Location:** (Citywide)  
**Recommendation: Review and Comment -** An ordinance that would require residential developments, consisting of 20 or more single family and/or duplex units, to provide specific options to prospective buyers that would make the home accessible.  
**Contact:** Greg Sandlund, Associate Planner, (916) 808-8931; Carl Hefner, Chief Building Official, (916) 808-8779; Jim McDonald, Senior Planner, (916) 808-5723

**Public comments made by Chris Jensen, Sandra Hamameh, RonaldJanor.**

**Action: Reviewed and Commented.**

6. **P08-058 Sacramento Docks** (Noticed on 9/25/09)  
**Location:** Generally south and east of the Sacramento River, north and west of I-5 and Interstate 50, District 4, 009-0012-066-0000  
**Recommendation: Item A: Review and Comment-** Specific plan for that portion of Sacramento's Central City along the Sacramento River west of the I-5 freeway, known as the Docks Area. The specific plan documents include the Docks Specific Plan,

Docks Design Guidelines, and Docks Financing Plan; **Item B: Initiate Rezoning** of various parcels in the Docks Area Specific Plan.

**Contact:** Elise Gumm, Associate Planner, (916) 808-1927; Stacia Cosgrove, Senior Planner, (916) 808-7110

**Public comments made by Dan Gorfain.**

**Action: Reviewed and Commented. Moved, seconded, and carried (Bartholomy/Wasserman; 8:0:0) to approve staff recommendation to initiate rezoning consistent with Option B of the Draft Specific Plan.**

### Public Comments- Matters Not on the Agenda

7. None.

### Questions, Ideas and Announcements of Commission Members

8. Commissioner Samuels has requested that there be “bookmarks” in the Adobe Version of the staff reports that the Commissioners have access to on the laptops at the commission meetings.
9. Commissioner Notestine addressed the commission with a series of training sessions (Planning 101) for the Planning Commission, though City staff has also been invited. Commissioner Notestine has also offered to the Commission extra copies that he has of the the Planning Commissioners Newsletter that is published by the National APA chapter.
10. Commissioner Wasserman announced that he would be out of town until November 1, 2009 and will not be attending the next meeting. Commissioner Wasserman also recommended a book that APA published “Bridge Street In Place” to his fellow commissioners, and informed the rest of the commission that he checked on Commissioner Contreras to make sure that he was doing well, and to express the well wishes of the Commission. Commissioner Woo informed the commission that he sent a fruit basket on behalf of the commission to wish Commissioner Contreras a speedy recovery.
11. Commissioner Woo asked staff when the next meeting would be occurring. Staff responded that it would be October 22, 2009. Commissioner Notestine requested that an anticipated schedule for the remainder of the year be given to the Commissioners so they may anticipate the remaining meetings. Commissioner Notestine also indicated that it would be good to have the Universal Design Ordinance back before the commission before the end of the year.

Adjournment - 8:40 p.m.