



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

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, 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) 264-5011

MINUTES

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 – All present except Commissioners Bartholomy, Yee, and Givens. Commissioner Bartholomy arrived at 5:35 pm. Commissioner Givens arrived at 5:37 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 March 12, 2009**

Location: (Citywide)

Recommendation: Approve Commission Minutes from March 12, 2009.

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

No public comment. Action: Moved, seconded, and carried (Notestine/ Contrerez; 6:0:0) 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. **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

No public comment. Action: Moved, seconded, and carried (Notestine/ Wasserman; 8:0:0) to approve staff recommendation.

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

No public comment. Action: Moved, seconded, and carried (Samuels/ Notestine; 8:0:0) to approve staff recommendation with clarifying language added for street width and planter location and an amendment to the inclusionary housing plan to change the locations of the affordable units.

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

Public comment made by W. Rudy Dye and Michael Feldman.

Motion: Moved, seconded (Contrerez/ Mendez) to approve staff recommendation with amendment to include landscaping along the zero lot line of parcel #10.

Substitute Motion: Moved, seconded, and carried (Wasserman/ Mendez; 6:2:0, No-Notestine, No-Bartholomy) to approve staff recommendation with amendment to include landscaping along the zero lot line of parcel #10 and include an advisory to provide a maintenance easement at the zero lot line.

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

No public comment. Action: Moved, seconded, and carried (Notestine/ Wasserman; 6:0:0) to continue to April 23rd.

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

No public comment. Action: Moved, seconded, and carried (Notestine/ Wasserman; 6:0:0) to continue to April 9th.

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

No public comment. Action: Moved, seconded, and carried (Notestine/ Wasserman; 6:0:0) to continue to April 9th.

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

Action: Reviewed and comments provided. Commissioner Mendez suggested creating Ad Hoc committees to help staff. He proposed an Ad Hoc Committee for Green Alleys. He was nominated to head this committee. City staff informed the Commissioners that there is already a City initiative in place with outreach occurring on this issue. Commissioner Mendez was asked to report back at the next meeting before the decision is made to create a Green Alley Ad Hoc committee. Commissioners were asked to bring ideas for other Ad Hoc committee to the next meeting.

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

Action: Received and Filed. Commissioner Samuels gave an overview of the Preservation Roundtable. There was a discussion on steps already taken by the City in the proposal. Commissioner Samuels will speak at the April 8th Southside meeting.

Public Comments- Matters Not on the Agenda

10. **None**

Questions, Ideas and Announcements of Commission Members

11. **Commissioner Mendez spoke about drought tolerant landscape. He also thanked staff for including a passive solar analysis in the staff report.**

12. **Commissioner Notestine reminded fellow commissioners that their form 700's were due by April 1st.**

13. **The City Attorney handed out a confidential document to the commissioners regarding hearing procedures.**
14. **City staff informed the commissioners about the decision to merge the Development Services Department with the Planning Department.**
15. **Commissioner Mendez spoke about government stimulus money that may be able to be applied towards planning.**

Adjournment- 7:12 p.m.