



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, FAIA
Chris Givens
Panama Bartholomy

CITY STAFF:

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

New City Hall
915 I Street, 1st Floor – Council Chambers

September 24, 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 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 Community Development Department at (916) 808-5908 at least 48 hours prior to the meeting.



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(916) 264-5011

MINUTES

September 24, 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 commissioners present except Mendez, Contreras, and Givens. Commissioner Givens arrived at 6:00 pm and Commissioner Wasserman left at 6:30 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 July 23, 2009**

Location: (Citywide)

Recommendation: Approve Commission Minutes from July 23, 2009.

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

Action: Moved, seconded, and carried (Bartholomy/Wasserman; 5:0:0) to approve 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: David Kwong, Planning Director, 916-808-2691

Action: Received and Filed.

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. **LR09-014 Rezoning for General Plan Consistency and Land Use Changes** (Noticed on 9/14/09)

Location: (Citywide)

Recommendation: Forward Recommendation of Approval to City Council- Item A: Addendum to the previously certified 2030 General Plan MEIR; **Item B:** Rezone various parcels to bring into consistency with the 2030 General Plan; **Item C:** General Plan

Land Use Diagram amendments relating to various parcels for conformance with 2030 General Plan; **Item D:** General Plan text amendments (administrative).

Contact: Teresa Haengi, Associate Planner, 916-808- 7554; Jim McDonald, Senior Planner, 916-808-5723

Public comments made by Melissa Croft, Daniel Lamb, Verlene Castoreno, Sondra Betancourt, Pete and Betty, Ann Reitz, Robert Gilreath, Sidney Burr Ellis, Gary Matranga, Murray Peters, Reggie Hilding, Larry Odbert, Kristina McBurney, Martin Steiner, Tom Hall, Michael Newell, Janie Bruce, Nancy Luther, Paula Dula, Joe Ehly, Robert Foust, Robert Smith, Jerry Greenberg, Pat Yanes, Ron Love, Jerison Lamb, Brad Pantious, Murphy Bonner, and Saber Shehadeh.

Action: Moved, seconded, and carried (Yee/Bartholomy; 5:0:0) to forward the staff recommendation to Council, excluding the rezoning of the Robla district and Ben Ali neighborhood and any other properties that were identified during the public testimony.

- 4. P08-019 Del Rio Estates** (Noticed on 9/11/09)
Location: 4540 Del Rio Road, District 4, 017-0101-002-0000
Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map to subdivide 1 parcel into 5 parcels; **Item C:** Subdivision Modification to create lots that do not meet the width requirements (lots 1,2,4,5) and depth requirements (lot 3); **Item D:** Development Plan Review to allow homes on lots 2, 3, and 4 to be constructed without public street frontage; **Item E:** Variances to deviate from the required front yard and rear yard setback requirements.
Contact: Evan Compton, Associate Planner, 916-808-5260; Lindsey Alagozian, Senior Planner, 916-808-2659
No public comment. Action: Moved, seconded, carried (Samuels/Bartholomy; 5:0:0) to approve staff recommendation.
- 5. P09-010 7900 Fruitridge Alcohol Special Permit** (Noticed on 9/11/09)
Location: 7900 Fruitridge Road, District 6, 027-0081-040-0000
Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit-Alcohol for off-site consumption.
Contact: Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659
Public comment s made by Paul Ajlouny, Paula Affatato, Jesus Tinajero, Erica Carrasco, and Karim Sereis.
Action: Moved, seconded, and carried (Samuels/Yee; 5:0:1 Recused-Givens) to approve staff recommendation.
- 6. P09-011 Ramirez Tentative Map** (Noticed on 9/11/09)
Location: 3059 8th Avenue, District 5, 013-0281-036-0000
Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15061(b)(3)); **Item B:** Tentative Map to subdivide one parcel into two; **Item C:** Tentative

Map-Subdivision Modification to allow the creation of two parcels that do not meet the minimum requirements for width, depth, and overall area in the R-1 zone; **Item D:** Variance to reduce the required front yard setback to less than the required 20 feet and to reduce the required rear yard setback to less than the required 15 feet for Parcel 1; **Item E:** Variance to reduce the required front yard setback to less than the required 20 feet and to reduce the required street side setback to less than the required 12.5 feet for Parcel 2.

Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Lindsey Alagozian, Senior Planner, 916-808-2659

No public comment. Action: Moved, seconded, and carried (Samuels/Bartholomy; 6:0:0) to approve staff recommendation.

7. **P09-023 Banquet Hall at Goldenland Business Park** (Noticed on 9/11/09)
Location: 40 Goldenland Court, District 1, 225-1620-031-0000, 225-1620-032-0000, 225-1620-033-0000, 225-1620-034-0000, 225-1620-035-0000, 225-1620-038-0000, 225-1620-039-0000, 225-1620-040-0000, 225-1620-043-0000, 225-1620-044-0000, 225-1620-045-0000, 225-1620-046-0000, 225-1620-047-0000, 225-1620-048-0000, 225-1620-049-0000
Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit-Major Modification to establish a banquet hall in an existing 13,824 square-foot shell building in the EC-30-PUD zone; **Item C:** Special Permit-Parking Reduction to reduce required parking for a banquet hall use; **Item D:** Special Permit-Parking Off-Site to allow off-site parking in the EC-30-PUD zone.
Contact: David Hung, Associate Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659
No public comment. Action: Moved, seconded, and carried (Givens/Bartholomy; 6:0:0) to approve staff recommendation.

Staff Reports

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

8. **M09-033 Ordinance Amending City Code Chapter 2.60 Relating to the Planning Commission**
Location: (Citywide)
Recommendation: Receive and File- Proposed ordinance changing Planning Commission appointment procedures.
Contact: David Kwong, Planning Director, 916-808-2691; Joy Patterson, Principal Planner, 916-808-5607
Action: Received and Filed.

9. **P09-029 East End Gateway Site 1** (Noticed on 9/11/09)
Location: 1531 N Street, District 1, 006-0172-011-0000, 006-0172-012-0000, 006-0172-017-0000, 006-0172-018-0000
Recommendation: Review and Comment- Proposed CADA project consisting of: an 8-story mixed use building comprised of 117 multi-family housing units, and 5,200 square feet of ground floor retail space.
Contact: Heather Forest, Associate Planner, 916-808-5008; Stacia Cosgrove, Senior Planner, 916-808-7110
Action: Reviewed and comments provided.

Public Comments- Matters Not on the Agenda

10. None.

Questions, Ideas and Announcements of Commission Members

11. Commissioner Bartholomy represented the Planning Commission in the re-drafting of the inclusionary housing ordinance. Results of this meeting will be released shortly.
12. Commissioner Samuels spoke about the two subcommittee meetings on Multi Family Design Guidelines. Feedback on the current guidelines was given and comments were submitted for review and revision. City staff is conducting additional community outreach meetings for feedback. Commissioner Yee expanded on proposed changes to the guidelines.
13. Chair Woo noted that Commissioner Contreras has not attended the last few meetings due to health issues.
14. Chair Woo confirmed the next Planning Commission meeting to be October 8, 2009.
15. Chair Woo confirmed the next joint outing of commissioners and staff to Land Park on October 9, 2009 at 4:00 pm.

Adjournment – 9:30 pm