



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

January 22, 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) 808-5656

MINUTES

January 22, 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 Bartholomy and Givens.

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 January 8, 2009**

Location: (Citywide)

Recommendation: Approve Commission Minutes from January 8, 2009.

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

Action: Moved, seconded, and carried (Notestine/Yee; 7:0:0) 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. **P06-100 Lemon Bell 2** (Continued from 11/13/08) (Noticed on 10/31/08)

Location: 7200 Lemon Hill Avenue, District 6, 038-0122-013-0000, 038-0122-014-0000, 038-0122-018-0000

Recommendation: Continue to February 26, 2009.

Contact: Antonio Ablog, Associate Planner, 916-808-7702; Nedzlene Ferrario, Senior Planner, 916-808-7826

Action: Moved, seconded, and carried (Notestine/Contrerez 7:0:0) to continue the item to February 26, 2009.

3. **P06-075 Recycling Industries Expansion** (Continued from 01/08/09) (Noticed on 12/26/08)

Location: 7935 Cucamonga Avenue and 3300 Power Inn Road, District 6, 079-0270-015-0000, 079-0282-027-0000

Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit-Major Modification to construct an approximately 4,900 square-foot maintenance/storage building on approximately 0.78 acre within the Heavy Industrial/Solid Waste Overlay (M-2S-SWR) zone and to be used in conjunction with the main facility located at 3300 Power Inn Road; **Item C:** Special Permit to waive required vehicular and bicycle parking within the M-2S-SWR zone; **Item D:** Variance to reduce required front landscaped setback within the M-2S-SWR zone.

Contact: David Hung, Associate Planner, 916-808-5530; Nedzlene Ferrario, Senior Planner, 916-808-7826

Public comment made by Jerry Vorpahl. Action: Moved, seconded, and carried (Samuels/Contreraz; 6:0:1 Recuse-Notestine) to approve staff recommendation with amended conditions.

4. M07-070 Check Cashing Centers Ordinance (Noticed on 1/09/09)

Location: (Citywide)

Recommendation: Forward Recommendation of Approval to City Council- Item A: Environmental Exemption (Per CEQA 15061(b)(3); **Item B:** Ordinance amending sections 17.16.010, 17.94.030, 17.98.030, 17.100.030, 17.108.020, 17.108.030, and 17.124.040 of Title 17 of the Sacramento City Code (the Zoning Code) in relation to check cashing centers and facilities, repealing Ordinance No. 2007- 080, as extended by Ordinance No. 2007-089 and Ordinance No. 2008-048.

Contact: Jennifer Glen, Assistant Planner, 916-808-4771; Joy Patterson, Zoning Administrator, 916-808-5607

No public comment. Action: Moved, seconded, and carried (Notestine/Contreraz 7:0:0) to continue item to February 12, 2009.

5. P06-220 Jessie Avenue Condominium Gate (Noticed on 1/09/09)

Location: 450 and 470 Jessie Avenue, District 2, 237-0180-060-0000, 237-0660-001-0000, 237-0660-001-0001, 237-0660-001-0002, 237-0660-001-0003, 237-0660-001-0004, 237-0660-001-0005, 237-0660-001-0006, 237-0660-001-0007, 237-0660-001-0008, 237-0660-001-0009, 237-0660-001-0010, 237-0660-001-0011, 237-0660-001-0012, 237-0660-001-0013, 237-0660-001-0014, 237-0660-001-0015, 237-0660-001-0016, 237-0660-001-0017, 237-0660-001-0018, 237-0660-001-0019, 237-0660-001-0020, 237-0660-001-0021, 237-0660-001-0022, 237-0660-001-0023, 237-0660-001-0024, 237-0660-001-0025, 237-0660-001-0026, 237-0660-001-0027, 237-0660-001-0028, 237-0660-001-0029, 237-0660-001-0030, 237-0660-001-0031, 237-0660-001-0032, 237-0660-001-0033, 237-0660-001-0034, 237-0660-001-0035, 237-0660-001-0036, 237-0660-001-0037, 237-0660-001-0038, 237-0660-001-0039, 237-0660-001-0040, 237-0660-001-0041, 237-0660-001-0042, 237-0660-001-0043, 237-0660-001-0044, 237-0660-001-0045, 237-0660-001-0046, 237-0660-001-0047, 237-0660-001-0048, 237-0660-001-0049, 237-0660-001-0050, 237-0660-001-0051, 237-0660-001-0052, 237-0660-001-0053, 237-0660-001-0054, 237-0660-001-0055, 237-0660-001-0056, 237-0660-001-0057, 237-0660-001-0058, 237-0660-001-0059, 237-0660-001-0060, 237-0660-001-0061

Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15302); **Item B:** Special Permit-Gated Development to allow a vehicle gate for an existing 60 unit condominium complex on approximately two acres in the Multi-Family (R-3) zone.

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

No public comment. Action: Moved, seconded, and carried (Mendez/Wasserman; 7:0:0) to approve staff recommendation.

6. **P08-094 KFC & A & W Munson Way Drive-Thru** (Noticed on 1/09/09)
Location: 3820 Florin Road (Southeast corner of Florin Road and Munson Way), District 8, 049-0370-002-0000
Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit to construct and operate a 2982 square foot, 62 seat restaurant with drive through service on approximately one-half acre in the General Commercial (C-2) zone.
Contact: Michael York, Associate Planner, 916-808-8239; Nedzlene Ferrario, Senior Planner, 916-808-7826
No public comment. Action: Moved, seconded, and carried (Samuels/Notestine; 7:0:0) to approve staff recommendation with amended conditions.
7. **P08-107 Old Sacramento General Store** (Noticed on 1/09/09)
Location: 1017 and 1019 Second Street, District 1, 006-0073-047-0000
Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15061(b) (3)); **Item B:** Special Permit-Alcohol for an existing 1,190 square foot retail store.
Contact: Mark Kraft, Associate Planner, 916-808-8116; Stacia Cosgrove, Senior Planner, 916-808-7110
No public comment. Action: Moved, seconded, and carried (Contreraz/Notestine; 7:0:0) to approve staff recommendation with amended conditions.

Staff Reports

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

8. **Technical Update to the 2005 - 2010 Parks and Recreation Master Plan**
Location: (Citywide)
Recommendation: Review and Comment- on the provided excerpts to the technical update of the 2005-2010 Sacramento Parks and Recreation Master Plan.
Contact: Mary de Beauvieres, Principal Planner, 916-808-8722; J.P. Tindell, Park Planning and Development Manager, 916-808-1955
No public comment. Reviewed and comments provided.

Public Comments- Matters Not on the Agenda

9. **None.**

Questions, Ideas and Announcements of Commission Members

10. **Commissioner Yee acknowledged the police department staff for attending the Planning Commission meetings. Chris Taylor from the Police Department spoke to the Commission about being tasked to work with the MATRIX team and has**

been attending the Commission meetings. He also discussed the Police Department's role in providing conditions for gates and fences. Commissioner Yee mentioned the inconsistency in approving or denying gates by the Commission and asked that the Police Department forward any information regarding that on to the Commission.

11. Commissioner Contreraz mentioned that he had attended his first Sacramento Heritage meeting where they discussed Strategic Planning and fundraisers.
12. Vice Chair Notestine noted his attendance at the Policy and Planning subcommittee meeting and said that their report would soon be distributed to the entire Commission. He also discussed the schedule to add this item to the meeting agenda in February.
13. Commissioner Samuels suggested that a policy to be discussed is the roll call versus voice vote procedures. She also expressed concern in how the Commission's comments are presented to Council, especially for large, controversial projects.
14. Commissioner Mendez asked about a Director's Report being added on each agenda. This report would include updates on projects acted on by City Council. Vice Chair Notestine mentioned that his subcommittee report included a list of categories for the Director's Report.
15. Commissioner Wasserman requested that staff sends the Commission a copy of any Commissioner comments that are transmitted to City Council.
16. Greg Bitter updated the Commission on a few report back items regarding projects that have previously come before the Commission, including the Delta Shores approval, the Mix Boat dock project and the appeal of Walgreens on Alhambra project.

Adjournment – 7:35 p.m.