



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 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 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 8, 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 Commissioner Givens. Commissioner Givens arrived at 5:35pm.

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 December 11, 2008**

Location: (Citywide)

Recommendation: Approve Commission Minutes from December 11, 2008

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

Action: No public comment. Moved, seconded and carried (Yee / Contreras; 8:0:0) to approve minutes.

2. **2009 Planning Commission Meeting Calendar**

Location: (Citywide)

Recommendation: Approve 2009 Planning Commission meeting dates as the 2nd and 4th Thursday of the month.

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

Action: The planning manager discussed with Commissioners the elimination of the 3rd meeting of each month due to reduced workloads and to exercise cost-saving measures.

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. **P08-002 KFC/Long John Silver's Restaurant With Drive-Through Service**

(Continued from 12/11/08) (Noticed on 12/26/08)

Location: 2128 Sutterville Road (between 21st & 22nd Streets), District 5, 018-0014-005-0000

Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit- Restaurant with drive-through service in the Heavy Commercial (C-4) zone; **Item C:** Variance to waive masonry wall along western property line which abuts a residence.

Contact: Jamie Cutlip, Associate Planner, 916-808-8684; Nedzlene Ferrario, Senior Planner, 916-808-7826

Action: Public comment made by Mellanie Neves, Joan Schmidt, Richard Cortez, Darlene Noguchi and Ann Akabore. Moved, seconded and carried (Yee / Notestine; 5:4:0; No- Samuels, Wasserman, Mendez and Bartholomy) to approve staff recommendation with amended conditions.

4. M05-084 Central City Urban Design Guidelines and Plan, Part One

(Noticed on 12/29/08)

Location: Central City (Districts 1, 3 and 4)

Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15061(b)(3); **Item B:** Proposed Amendment of Chapter 17.96, the Central Business District-Special Planning District of the Sacramento City Code, to replace the reference to the 1987 architectural and streetscape design guidelines with the proposed Central City Urban Design Guidelines.

Contact: Greg Taylor, AIA, Senior Urban Designer, 916-808-5268; William Crouch, Urban Design Manager, 916-808-8013; David Kwong, Current Planning Manager, 916-808-2691

Action: No public comment. Moved, seconded and carried (Wasserman / Notestine; 9:0:0) to approve staff recommendation.

5. P05-196 Wat Lao Temple (Noticed on 12/26/08)

Location: 4845 Rio Linda Boulevard, District 2, 226-0240-025-0000

Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit-Church to allow a religious facility on approximately 2.5 partially developed acres in the Standard Single-Family (R-1) zone.

Contact: Elise Gumm, Associate Planner, 916-808-1927; Lindsey Alagozian, Senior Planner, 916-808-2659

Action: Public comment made by Lynn West, Jessica Sommerdorf, Kevin West and Manivanh Garcia. Moved, seconded and carried (Wasserman / Mendez; 9:0:0) to approve staff recommendation with amended conditions.

6. P06-033 Friedlander Mixed-Use Project (Noticed on 12/26/08)

Location: 501 and 503 Arden Way, District 2, 275-0141-009-0000

Recommendation: Approve-Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit-Parking Off-Site to allow parking on adjacent lots; **Item C:** Special Permit to waive 11 required parking spaces; **Item D:** Special Permit to exceed the 35 foot height limit; **Item E:** Variance to reduce the front setback to 0 feet; **Item F:** Variance to reduce the street side setback to 0 feet.

Contact: Mark Kraft, Associate Planner, 916-808-8116; Lindsey Alagozian, Senior Planner, 916-808-2659

Action: No public comment. Moved, seconded and carried (Samuels / Givens; 9:0:0) to approve staff recommendation.

7. **P06-075 Recycling Industries Expansion** (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
Action: Item continued to January 22, 2009.

8. **Z08-163 Antigua Cantina Parking Waiver** (Noticed on 12/26/08)
Location: 2019 O Street, District 3, 007-0245-015-0000
Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to waive the required parking for a restaurant on an approximate 0.15 acre parcel in the General Commercial (C-2) Zone.
Contact: Robert W. Williams, Associate Planner, 916-808-7686; Sandra Yope, Senior Planner, 916-808-7158
Action: No public comment. Moved, seconded and carried (Wasserman / Contreraz; 9:0:0) to approve staff recommendation.

Staff Reports

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

9. **LR08-024 Del Paso Heights Redevelopment Plan Amendment**
(Continued from 12/18/08)
Location: Del Paso Heights Redevelopment Project Area – Council District 2
Recommendation: Staff recommends the Commission approve the Record of Decision (Attachment 1) making a report and recommendation from the Planning Commission on its findings to the City Council and the Redevelopment Agency. **There are no outstanding issues or opposition to the project at the time this staff report was written.**
Contact: Erika Bumgardner, Senior Planner, 916-440-1399 x1410; Sarah Hansen, Redevelopment Manager, (916) 440-1399, ext. 1415, Sacramento Housing and Redevelopment Agency
Action: No public comment. Moved, seconded and carried (Notestine / Mendez; 9:0:0) to support staff recommendation of approval of the Record of Decision.

10. Election of the Chair and Vice Chair of the Planning Commission for 2009

Location: (Citywide)

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

Action: No public comment. Commissioner Wasserman nominated Chair Woo to remain as Chair and Commissioner Notestine remain as Vice Chair. Voice vote all in favor.

Public Comments- Matters Not on the Agenda

11. None.

Questions, Ideas and Announcements of Commission Members

- 12. Commissioner Mendez would like staff to have a Director's Report once a month on the Planning Commission agenda. The report would include summarizing the final action that the City Council takes on items that the commission sends to them, what projects are in the planning process and a list of pending ordinances. The Commissioners were supportive of the request.**
- 13. Commissioner Wasserman is conducting a workshop at CADA's Annual Board meeting on February 27, 2009. This meeting is open to the public and the topic is the future of O Street.**
- 14. Commissioner Notestine would like a sub-committee to prepare the agenda for the semi-annual Planning Commission Process and Procedures meeting in February. The subcommittee will consist of Commissioners Notestine, Mendez, and Bartholomy.**
- 15. Chair Woo and Vice Chair Notestine asked staff to set up an appointment to meet the new Mayor. Commissioner Samuels will also attend.**
- 16. Commissioner Notestine announced he has been elected to the APA Board of Directors as a member of Planning Commission and solicited ideas from other Commission members for ideas on the bi-monthly newsletter.**

Adjournment - 9:25