



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
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

February 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

February 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 commissioners present except Givens and Notestine.

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 22, 2009**

Location: (Citywide)

Recommendation: Approve Commission Minutes from January 22, 2009.

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

Action: Moved, seconded, and carried (Contreraz/Wasserman; 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 and 1/22/09) (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: Forward Recommendation of Approval to City Council- Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Community Plan Amendment to redesignate approximately 2.92 gross acres from Residential (4-8 du/na) to Residential (7-15 du/na) within the proposed R-1A zone; **Item C:** Rezone of approximately 2.92 gross acres from the Standard Single-Family (R-1) zone to the Single-Family Alternative (R-1A) zone; **Item D:** Tentative map to subdivide four approximately 2.92 acre parcels into twenty-six (26) parcels in the Single-Family Alternative (R-1A) zone; **Item E:** Special Permit to develop 26 alternative ownership housing units within the proposed R-1A zone.

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

Action: Moved, seconded, and carried (Wasserman/Bartholomy; 7:0:0) to forward recommendation of approval to City Council.

Staff Reports

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

3. **M09-010 Policies and Procedures Discussion**

Location: (Citywide)

Recommendation: Review and Comment- report back from the subcommittee regarding policies and procedures.

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

Action: Reviewed and comments provided. Staff will follow-up on training opportunities for the commission on the new General Plan. A Director's Report will be added as a monthly agenda item starting at the next Planning Commission meeting. This will be an oral report item to update the commission on current projects and organizational changes. Commission will put together a memo in response to the letter from the DOC for Mayor and Council. Commission requested a report back when posting of the streamlining process is done. The next Policy and Procedures meeting is scheduled for August.

Public Comments- Matters Not on the Agenda

4. **Chris Holm from Walk Sacramento commented on a project on East Commerce Way.**

Questions, Ideas and Announcements of Commission Members

5. **Chair Woo asked for volunteers to attend the Inclusionary Ordinance in April held by SHRA. Commissioners Samuels, Bartholomy, and Mendez volunteered.**

Adjournment – 8:00 pm