



CITY OF SACRAMENTO PLANNING COMMISSION

●●●SYNOPSIS●●●

City Planning Commission met *Thursday* at 5:30 p.m.
915 I Street, Historic City Hall – 2nd Floor, Hearing Room

January 26, 2006

Meeting Coordinator: David Kwong, 808-2691

NOTICE TO THE PUBLIC

APPEALS on the Planning Commission decision to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

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PLANNING COMMISSIONERS

THERESA TAYLOR-CARROLL, CHAIR D.E. "RED" BANES, VICE-CHAIR VACANCY JOHN BOYD MICHAEL NOTESTINE	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
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SUMMARY OF AGENDA CONTENTS

January 26, 2006

AGENDA ITEM		FILE	STAFF RECOMMENDATION
1.	Roll Call		All Present (except for Valencia and vacancy)
2.	Synopsis of January 12, 2006 Planning Commission Meeting	Consent	David Kwong, 808-2691 Approved

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS			
3.	<p>Creekside Office Building C, located at 6420 South Elder Court. Entitlements to develop a vacant ±0.86 acre site with a ±12,000 square foot office building in the Creekside Village Planned Unit Development. Assessor's Parcel Number: 118-0290-001; Council District 8.</p> <p>A. Environmental Determination: Categorically Exempt;</p> <p>B. PUD Guidelines Amendment to reduce the front setback in the Creekside Village Planned Unit Development;</p> <p>C. Plan Review to develop a ±12,200 square foot office building in the Limited Commercial zone of the Creekside Village Planned Unit Development (C-1-PUD).</p>	P05-120 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>Moved: Banes, Seconded: Boyd/Wasserman, motion carried on consent</p> <p>A-C Adopted Notice of Decision and Findings of Facts for Approval</p>
4.	<p>Appeal of Florin Road Subdivision Approval, located at 2730 Florin Road Entitlements to subdivide one parcel into two parcels totaling 2.29 partially developed acres in the General Commercial-Review and to allow required parking to be located off-site (D8), APN: 049-0021-036</p> <p>A. Environmental Determination: Exempt, per CEQA Section 15332 and 15315; B. Appeal of the Zoning Administrator Tentative Map Approval to subdivide one parcel into two parcels totaling 2.29 partially developed acres in the General Commercial-Review (C-2R) zone. C. Appeal of the Zoning Administrator Special Permit Approval to allow required parking to be located off-site.</p> <p style="text-align: center;">Continued from December 8, 2005</p>	Z05-186 Hearing Continued	<p>Sandra Yope, 808-7158</p> <p>Moved: Banes, Seconded: Woo, motion carried to continue to February 9, 2006.</p>
5.	<p>Paranjpe Rimmer Avenue, located at 447 Rimmer Avenues (APN: 250-0160-021). Entitlements to allow the development of five single-family parcels and one common parcel in the proposed Single-Family Alternative (R-1A) zone in the South Natomas Community Plan Area. (District 1) APN: 250-0160-021.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332); B. Rezone 0.5± acre from Standard Single-Family (R-1) zone to Single-Family Alternative (R-1A) zone;</p> <p>C. Tentative Map to subdivide a 0.5± acre vacant parcel into six parcels in the Single-Family Alternative (R-1A) zone;</p> <p>D. Special Permit to develop single-family dwellings on five parcels in the Single-Family Alternative (R-1A) zone;</p> <p>E. Variance to allow issuance of building permits for buildings will less than twenty (20) feet of public street or approved private street frontage.</p> <p style="text-align: center;">Continued from January 12, 2006</p>	P04-103 Hearing Continued	<p>David Hung, 808-5530</p> <p>Moved: Banes, Seconded: Woo, motion carried to continue to February 23, 2006.</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>Raley Boulevard Trucking Facility, located at 4645 Raley Boulevard. Entitlements to convert existing buildings into a trucking facility in the M-1S-R zone. The project will utilize the two buildings on the site (1,484 GSF.) for office space with the remainder of the lot for parking, landscaping and storage yard (D2) APN 237-0060-023. A. Environmental Determination: Exempt per CEQA 15322 B. Plan Review to convert existing buildings into a trucking facility C. Variance to reduce the required landscaped setback from 25 feet to 0 feet. D. Variance to waive the required masonry wall E. Variance to waive paving requirements for a portion of the site.</p> <p style="text-align: right;">Continued from January 12, 2006</p>	P04-224 Withdrawn	Mark Kraft, 808-8116 Application withdrawn by Applicant.
7.	<p>Morrison Creek Tentative Map, located at Morrison Creek Drive, East of Florin Rd. Entitlements to subdivide a 2.38± acre parcel into seven parcels in the Heavy Industrial Special (M-2S) zone. APN: 064-0020-068 (D6); A. Environmental Determination: Categorically Exempt CEQA Section 15332; B. Tentative Map to subdivide a vacant ±2.38 parcel into seven parcels, one of which is the common area for the remaining six parcels, in the Heavy Industrial Special (M-2S) zone.</p> <p style="text-align: right;">Continued from January 12, 2006</p>	P04-253 Consent Withdrawn	Kimberly Kaufmann-Brisby, 808-5590 Application withdrawn by Applicant.
8.	<p>Laguna Place Apartments, located at 7400 Shasta Avenue. Entitlements to construct a 120 unit apartment complex in the Multi-family (R-2B) zone within the Jacinto Creek Planning Area (JCPA). APN: 117-0202-038; (D8); A. Environmental Determination: Addendum to an Environmental Impact Report (EIR); B. Mitigation Monitoring Plan; C. Inclusionary Housing Plan; D. Plan Review of a 120 unit apartment complex in the Multi-family (R-2B) zone within the Jacinto Creek Planning Area (JCPA).</p> <p style="text-align: right;">Continued from January 12, 2006</p>	P05-054 Consent	Kimberly Kaufmann-Brisby, 808-5590 Moved: Banes, Seconded: Boyd/Wasserman, motion carried on consent A-D Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>Strawberry Creek Centre, located on the southeast corner at the intersection of Bruceville Road and Timberlake Way with one parcel approximately 850' east of the Bruceville intersection on the east side of Timberlake Way. Entitlements to subdivide a ±22.3 acre site then develop ±9.7 acres with a ±77,725 square foot retail center in the Shopping Center Planned Unit Development (SC PUD) zone within the Strawberry Creek Centre PUD. APNs 117-0184-011, 012, 013 and 014; (District 8).</p> <p>A. Environmental Determination: Environmental Impact Report;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Strawberry Creek Centre PUD Schematic Plan Amendment to modify the number of buildings, building areas, locations and uses;</p> <p>D. Strawberry Creek Centre PUD Guidelines Amendment to reduce required building and landscape setbacks in the Shopping Center (SC) zone within the PUD;</p> <p>E. Tentative Map to subdivide four parcels totaling 22.3± acres into seven (7) parcels in the Shopping Center Planned Unit Development (SC PUD) zone within the Strawberry Creek Centre PUD;</p> <p>F. Special Permit to construct a quick service restaurant drive-through facility on parcel 6 in the Shopping Center Planned Unit Development (SC PUD) zone;</p> <p>G. Plan Review to develop and construct ±77,725 square feet of retail uses on ±9.7 vacant acres in the Shopping Center Planned Unit Development (SC PUD) zone.</p> <p style="text-align: right;">Continued from January 12, 2006</p>	<p>P04-143 Consent</p>	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>Moved: Banes, Seconded: Boyd/Wasserman, (abstained by Notestine) motion carried on consent</p> <p>A-B, E-G Adopted Notice of Decision and Findings of Fact for Approval</p> <p>C-D Recommended Approval and Forwarded to City Council</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
10.	<p>Sheldon 20 Rezone and Tentative Map, located at northeast corner at the intersection of Sheldon and Lewis Stein Roads. Entitlements to develop a ±20.2 acre site in the Rural Estates-One Residential Unit per Four Acres (RE ¼) zone of the Jacinto Creek Planning Area (JCPA) within the South Sacramento Community Plan area. APN: 117-0220-001, District 8.</p> <p>A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. Inclusionary Housing Plan; D. Community Plan Amendment to redesignate ±20.2 acres consisting of ±4.1 acres of Parks/Open Space, ±11 acres of Residential 4-8 du/na and ±5.1 acres of Residential 7-15 du/na to ±1.8 acres of Parks/Open Space and ±18.4 acres of Residential 7-15 du/na; E. Rezone of ±20.2± acres from the Rural Estates One Residential Unit per Four Acres (RE 1/4) to the Single-family Alternative (R-1A) zone; F. Tentative Map to subdivide one parcel totaling ±20.2 acres into 89 single-family lots and five (5) landscape or water quality detention basin lot(s) in the Single-family Alternative (R-1A) zone; G. Special Permit to develop single-family homes in the Single-family Alternative (R-1A) zone of the Jacinto Creek Planning Area (JCPA); H. Subdivision Modification to create roadways which deviate from City roadway standards.</p> <p style="text-align: center;">Continued from January 12, 2006</p>	P04-219 Consent	Kimberly Kaufmann-Brisby, 808-5590 Moved: Banes, Seconded: Boyd/Wasserman, motion carried on consent A-C, F-H Adopted Notice of Decision and Findings of Fact for Approval D-E Recommended Approval and Forwarded to City Council
11.	<p>Beverages & more!, located at 3678 North Freeway Blvd. Entitlements to allow alcoholic beverage sales and occasional beer and wine tastings to be held at a 10,000 sq. ft. tenant space in the Shopping Center Planned Unit Development (SC-PUD) Zone, in the Promenade at Natomas PUD. (District 1) APN: 225-0160-086.</p> <p>A. Environmental Determination: Categorical Exemption [CEQA Section 15061(b)(3)]; B. Special Permit to allow the sale of alcoholic beverages for off-site consumption from a 10,000 sq. ft. retail liquor store in the Shopping Center Planned Unit Development (SC-PUD) Zone. C. Special Permit to allow beer and wine tastings to be held at a retail liquor store in the Shopping Center Planned Unit Development (SC-PUD) Zone.</p> <p style="text-align: center;">Continued from January 12, 2006</p>	P05-166 Consent	Steve Kowalski, 808-4752 Moved: Banes, Seconded: Boyd/Wasserman, motion carried on consent A-C Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
NEW BUSINESS			
12.	<p>Trinity Episcopal Cathedral, located at 2620 Capitol Avenue. Entitlements to replace to replace an existing 350 seat church and related facilities (approx. 24,000 +/- SF) with a new 1000 +/- seat cathedral and related facilities (81,653+/- SF). APN 007-0166-014, Council District 3.</p> <p>A. Environmental Impact Report B. Mitigation Monitoring Plan C. Special Permit to construct a church in the RO zone. D. Special Permit to provide required parking off-site. E. Special Permit to exceed the 35 foot height limit in the RO zone. F. Special Permit to waive parking</p>	<p>P03-135 Continued</p>	<p>Mark Kraft, 808-8116</p> <p>Moved: Banes, Seconded: Woo, motion carried to continue to February 9, 2006.</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
13.	<p>Parkebridge, located southeast of Truxel Road and I-80 APN 225-0160-084, -088, -054, 225-0170-062) Entitlements to allow for the development of a 531-unit residential community with parks and open space on 113.3± acres in the South Natomas Community Plan area. APN: 225-0160-084, 088, 054, 225-0170-062. Council District 1.</p> <p>A. Environmental Determination: Environmental Impact Report;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Development Agreement between the City of Sacramento and Griffin Industries;</p> <p>D. General Plan Amendment to re-designate 33.9± acres of Low Density Residential, 18.4± acres of Medium Density Residential, 30± acres of Regional Commercial and Offices, and 31± acres of Parks-Recreation/Open Space to 59.4± acres of Low Density Residential, 13.9± acres of Medium Density Residential, and 40± acres of Parks-Recreation/Open Space;</p> <p>E. Community Plan Amendment to re-designate 21.9± acres of Low Density Residential (4-8 du/ac), 30.4± acres of Medium Density Residential (7-15 du/ac), 30± acres of Office/Office Park, and 31± acres of Parks/Open Space to 59.4± acres of Medium Density Residential (7-15 du/ac), 13.9± acres of Medium Density Residential (11-21 du/ac), and 40± acres of Parks/Open Space;</p> <p>F. Rezone 53.4± acres of Office PUD (OB-PUD) zone, 28.8± acres of Single Family Alternative PUD (R-1A-PUD) zone, and 31.1± acres of Agriculture (A) zone to 59.4± acres of Single Family Alternative PUD (R-1A-PUD) zone, 13.9± acres of Multi-family PUD (R-2A PUD) zone, and 40± acres of Agriculture-Open Space (A-OS) zone;</p> <p>G. PUD Designation, Guidelines and Schematic Plan for 73.3± acres to be known as the Parkebridge Planned Unit Development (PUD);</p> <p>H. Tentative Map to subdivide 113.3± acres into 389 single-family parcels, one condominium lot, two park lots, four neighborhood pocket park lots, two open space lots, four landscape corridor lots, two landscape parkway lots, and one open space pedestrian connection;</p> <p>I. Subdivision Modification to allow non-standard intersections;</p> <p>J. Subdivision Modification to allow non-standard elbow design;</p> <p>K. Special Permit for the construction of 389 single-family units on 59.4± acres in the proposed Single Family Alternative PUD (R-1A-PUD) zone; and</p> <p>L. Special Permit for the construction of 142 condominium units on 13.9± acres in the proposed Multi-family PUD (R-2A PUD) zone.</p>	P04-212 Consent Continued	David Hung, 808-5530 Moved: Banes, Seconded: Woo, motion carried to continue to February 9, 2006.

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
14.	<p>Somerset Subdivision, located at 5102 & 5104 Erhardt Avenue. Entitlements to create 169 single-family lots and construct a home on each lot, on the property located at the southeast corner of Franklin Boulevard and Ehrhardt Avenue, in the Agriculture (A) and Multi Family (R-2B) zones. APN: 117-0132-001 & -004 (D7)</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. General Plan Amendment to re-designate 5.0± acres of Low Density Residential, 4-15 du/na, to 5.0± acres of Medium Density Residential, 16-29 dwelling units per net acre (du/na); D. Community Plan Amendment to redesignate 5.0± acres of General Public to 5.0± acres of Residential, 11-21 du/na; E. Rezone of 8.83± acres of Agriculture (A) to 8.83± acres of Single Family Alternative (R-1A); F. Tentative Subdivision Map to subdivide three parcels totaling 13.83± acres into 169 single-family residential lots in the Single Family Alternative (R-1A) zone; G. Special Permit to construct 169 single family homes within the Single Family Alternative (R-1A) zone; H. Special Permit to allow the subdivision to be gated; I. Variance to allow the construction of non-standard private roadways; J. Inclusionary Housing Plan</p>	<p>P04-256 Hearing Continued</p>	<p>Heather Forrest, 808-5008</p> <p>Substitute Moved: Yee, Seconded: Banes, motion carried to continue to February 23, 2006 for further traffic studies, variation in colors and comments from unrepresented neighboring communities.</p>
15.	<p>Calvary Christian Center Sign Variance, located at 2665 Del Paso Blvd. Entitlements to install a 75± square foot wall sign on the façade of an existing church in the Multi-Family (R-2B) Zone.</p> <p>A. Environmental Determination: Categorical Exemption per CEQA Section 15311(a). B. Variance to install a wall sign exceeding 24 square feet in area on the façade of an existing church in the Multi-Family (R-2B) Zone.</p>	<p>P05-070 Consent</p>	<p>Steve Kowalski, 808-4752</p> <p>Moved: Banes, Seconded: Boyd/Wasserman, motion carried on consent</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
16.	<p>Splash & Dash Car Wash, located at 3436 Northgate Blvd Entitlements to construct a 3,790 square foot carwash facility on 0.56 acres in the General Commercial Special Planning District (C-2-SPD) zone.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15060(c) (2)); B. Special Permit to construct a 3,790 square foot carwash facility in the General Commercial Special Planning District (C-2-SPD) zone.</p>	<p>P05-081 Consent</p>	<p>Elise Gumm, 808-1927</p> <p>Moved: Banes, Seconded: Boyd/Wasserman, motion carried on consent</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
17.	<p>Del Paso Nuevo Phase V, located at Del Paso Nuevo Special Planning District (south of Ford Road). Entitlements to develop 95 single family detached units on 10.29+/- net acres in the Standard Single Family Del Paso Nuevo Special Planning District (R-1-SPD) zone. A. Environmental Determination: Mitigated Negative Declaration; B. Approve the Mitigation Monitoring Plan; C. Rezone of 10.29+/- net acres from the Standard Single Family Special Planning District (R-1-SPD) zone to the Single Family Alternative Special Planning District (R-1A-SPD) zone; D. Approve the Tentative Map to subdivide 31 lots into 98 lots (95 single family lots, 2 open space lots, & 1 remnant lot) on 10.29+/- net acres in the proposed Standard Single Family Alternative Special Planning District (R-1A-SPD) zone; E. Approve the Subdivision Modification to create non-standard street section; F. Approve the Special Permit to develop 95 single family detached residences on 10.29+/- net acres in the proposed Single Family Alternative Special Planning District (R-1A-SPD) zone.</p>	P05-095 Consent	<p>Michael York, 808-8239</p> <p>Moved: Banes, Seconded: Boyd/Wasserman, (abstained by Notestine) motion carried on consent</p> <p>A-B, D-F Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>C Recommended Approval and Forwarded to City Council</p>
18.	<p>Valero Gas Station Mini Mart Expansion, located at 2782 Franklin Boulevard. Entitlements to allow the expansion of an existing mini mart from approx. 969 square feet to 1549 square feet in the C-2-R zone; APN: 050-0010-047 (D8) A. Environmental Determination: Exempt 15301(e); B. Special Permit Modification to allow an approx. 580 square foot addition to increase the area of retail space for an existing Valero Gas/Mini Mart in the C-2-R zone; C. Special Permit to allow the existing mini mart to continue alcohol sales in the C-2-R zone.</p>	P05-102 Consent	<p>Ellen Marshall, 808-5851</p> <p>Moved: Banes, Seconded: Boyd/Wasserman, motion carried on consent</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
19.	<p>Wood Subdivision, located at 100 Ford Road. Entitlements to subdivide an 110' X 300' parcel into 4 parcels, with a private driveway and turnaround and to create three lots without street frontage in the R-1 zone. APN 250-0174-026 A. Environmental Determination: Exempt per CEQA 15332 B. Tentive Map to subdivide one lot into 4 lots C. Subdivision Modification to create substandard lots. D. Variance to create three landlocked parcels.</p>	P05-109 Continued	<p>Mark Kraft, 808-8116</p> <p>Moved: Banes, Seconded: Woo, motion carried to continue to February 9, 2006</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
20.	<p>Starbucks Drive-thru located at 6200 Mack Road. Entitlements to allow a drive thru window on a Starbucks coffee shop currently under construction in the General Commercial (C-2) zone; APN: 117-0012-016 (D8) A. Environmental Determination:15301(a); B. Special Permit to allow a drive thru window on a Starbucks coffee shop that is currently under construction in the General Commercial (C-2) zone</p>	P05-111 Consent	Ellen Marshall, 808-5851 Moved: Banes, Seconded: Boyd/Wasserman, (6:1) motion carried on consent A-B Adopted Notice of Decision and Findings of Fact for Approval
21.	<p>536 Wilson Avenue. Entitlements to subdivide two parcels totaling 1.0± acre into six single family residential lots, on the property located at 536 Wilson Ave, within the Single Family Residential (R-1) zone. A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Subdivision Map: to subdivide two lots into six lots on 1.0± net acres in the Standard Single Family (R-1) Zone.</p>	P05-134 Consent Continued	Jaime Cutlip, 808-8684 Moved: Banes, Seconded: Woo, motion carried to continue to February 9, 2006
22.	<p>Epic Tower, located at 1201 I Street. This item is for information only and staff is soliciting review and comment from the Planning Commission regarding the project. The applicant is proposing to construct a 49-story, high-rise tower, consisting of 354 residential condominium units, 65,850 square feet of retail and office uses, a 13,000 square foot amenity level, and 413 on-site parking spaces. The project has a total building area of 691,180 square feet and is approximately 638 feet in height in the Central Business District Special Planning District (C-3-SPD) zone.</p>	P05-138	Stacia Cosgrove, 808-7110 Reviewed and Commented

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
23.	<p>15th & L Hotel/Condo, located at 1501 L Street. Entitlements to allow the subdivision and development of 30 condominium units within a previously approved 255-room, 14-story hotel structure with 150 off-site parking spaces to become a 237-room, 30-condominium unit, 15-story hotel structure on a 0.58 acre lot in the C-3-SPD (Central Business District) zone (District 3, Area 1) APN 006-0122-010.</p> <p>A. Environmental Determination: Addendum to Previous Environmental Impact Report; B. Mitigation Monitoring Plan; C. Tentative Subdivision Map to create one .58+/- acre condominium lot in the C-3-SPD (Central Business District) zone; D. Special Permit for alternative housing (30 condominium units) on .58+/- acre in the C-3-SPD (Central Business District) zone; E. Special Permit Modification to modify the conditions of approval for off-site parking; F. Special Permit Modification for a hotel in the Central Business District Special Planning District (C-3 SPD).</p>	P05-162 Consent	Sally Shore, 808-8001 Moved: Banes, Seconded: Boyd/Wasserman, motion carried on consent A-F Adopted Notice of Decision and Findings of Fact for Approval
24.	<p>Appeal of Historic Gas Station Special Permit, located at 3030 T Street. Appeal of T Street Gas Station, located at 3030 T Street. Entitlements to re-establish a nonconforming automotive service station use in the currently abandoned historical landmark gas station on .15± developed acres in the General Commercial (C-2) Alhambra Corridor Special Planning District (SPD) zone. (D4), APN: 010-0131-008.</p> <p>A. Environmental Determination: Exempt, per CEQA Section 15301 and 15331; B. Appeal of the Zoning Administrator Special Permit Approval to re-establish a nonconforming automotive service station use in the currently abandoned historical gas station building on .15± developed acres in the General Commercial (C-2) Alhambra Corridor Special Planning District (SPD) zone.</p>	Z04-391 Hearing	Evan Compton, 808-5260 Moved: Bane, Seconded: Woo/Boyd, (4:2) motion carried to deny the appeal. A-B Adopted Notice of Decision and Findings of Fact for Denial
25.	Citizens Addressing the Planning Commission	None	
26.	Committee Reports By The Planning Commissioners		Yee informed Commission that the General Plan Advisory Committee did not meet, will announce next meeting date when noticed.

AGENDA ITEM	FILE	STAFF RECOMMENDATION
27.	Questions and Ideas of the Planning Commission	<p>1. Yee requested that DSD revisit the Single Family and Multi Family Design Guidelines because it maybe outdated for today's use and the future of Sacramento. Kwong updated on status of DRPB split and its effect on the timeline to visit the Design Guidelines documents. Kwong also suggested a future retreat to discuss this and other issues.</p> <p>2. Wasserman and Yee both agreed that they would like to see a variety in the use of colors within a new planned development and for staff to have good examples from past projects to show to developers.</p> <p>3. Wasserman would like clarity on the overall City's organization charts. Kwong suggested sitting down and clarifying it personally and also bring back to management their concerns.</p> <p>4. Wasserman requested that staff make an effort upon themselves to identify all communities, especially those that are not represented by a neighborhood group to participate in the process.</p> <p>5. Banes agreed with Wasserman and suggested that staff contact neighborhood groups to verify the correct recipient for projects when doing early project notification receipts/routings.</p>
28.	Adjournment	8:55 p.m.