

CALL TO ORDER/ROLL CALL:

Chairperson Nancy Chaires called the meeting to order at 6:32 p.m. with the following in attendance:

Present: Chairperson Chaires and Commissioners Maita, Villanueva, Harris, and Murphey
Absent: None

CONSENT CALENDAR

Motion: M/S Villanueva/Harris to approve the consent calendar of February 18, 2010. ***The motion passed by the following vote: Ayes: 3; Noes: 0; Abstain: 2; (Chaires, Maita).***

PUBLIC COMMENT:

None.

PUBLIC HEARINGS

WALGREENS ELK GROVE-FLORIN BEER AND WINE ROLLOUT #09-065 and B. WALGREENS FRANKLIN BEER AND WINE ROLLOUT #09-066 – CONDITIONAL USE PERMITS:

Mike Costa, Project Planner, presented the details of both Walgreens projects together due to the similar nature of the requests. He brought the Planning Commission's attention the memorandum dated March 18, 2010 with a proposed modification to condition #6.

Mike Costa and Dave Feinberg of the Police Department answered questions of the Commission. There was discussion concerning the summary of Calls for Service of the Police Department. Mr. Costa stated that after discussing the crime statistics with Police staff, planning staff could not find any correlation that could be made between reports of Calls for Services and not supporting the proposed conditional use permits.

Mr. Feinberg described how ABC analyzes city crime. He explained that there is no data that shows a connection between stores that sell liquor and higher crime. In response to a question if there would be concerns of the Police Department if there was an expansion of the current proposed floor space for liquor sales, Mr. Feinberg stated that there would not be much of an effect unless additional product lines, such as hard liquor was to be included.

Mike Costa reported that there were no public comments received for this project.

Chair Chaires declared the public hearing open.

Seth Merewitz, Representative for Walgreens, explained that Walgreens is typically not involved with alcohol sales but that the rollout is statewide in order to compete with all other neighboring stores. Mr. Merewitz discussed the extensive employee training involved with the alcohol beverage sales policies.

Public Comment:

There were no requests of the public to speak during the public comment opportunity.

Chair Chaires declared the public hearing closed.

Motion: M/S Villanueva/Murphey that the Planning Commission adopt a resolution finding the project exempt from CEQA and approving the Walgreens Beer and Wine Rollout – Conditional Use Permit (EG-09-065), subject to the findings and conditions of approval contained in the resolution along with the amended condition #6 as presented at the meeting. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

Motion: M/S Villanueva/Murphey that the Planning Commission adopt a resolution finding the project exempt from CEQA and approving the Walgreens Beer and Wine Rollout – Conditional Use Permit (EG-09-066), subject to the findings and conditions of approval contained in the resolution along with the amended condition #6 as presented at the meeting. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

PLANNING 101: The Role of the Planning Commission

Susan Burns Cochran, City Attorney and Jennifer Alves, Assistant City Attorney provided a presentation and answered questions of the Commission and public. There were brief discussions relating to General Plan timelines, the challenges of CEQA documents and Brown Act requirements. This item was an informational item and no actions were taken.

The Planning Commission requested a CEQA/project flow chart.

Jessica Shalamunec responded to questions of Reggie Jordan relating to the Sphere of Influence interactions with Sacramento and surrounding properties and floodplain areas.

Leo Fassler commended the Planning Commission for their hard work and asked the Attorney if there is a process that could be put into place that would prevent the City Council from reversing a Planning Commission decisions when provided specific information. Susan Burn Cochran explained that the City Council hears items as though it is the first time.

PLANNING DIRECTOR'S REPORT:

Jessica Shalamunec presented the Planning Director's Report which consisted of copies of the Recodified Zoning Code, a list of Zoning Code amendments and Planning Commission/City Council tentative scheduled items. This was an informational item only, no actions were taken.

PLANNING COMMISSION MATTERS:

Staff was directed to come up with alternatives seating arrangements for future Planning 101 sessions. It was suggested; provide there would be no technical or legal issues, that it would perhaps be better for interactions with the public if staff and the Commission were located in the public seating area with the public.

ADJOURNMENT

The meeting was adjourned at 7:38 p.m.



Prepared by Sandy Kyles

Planning Commission Clerk

APPROVED: April 1, 2010