



Minutes City of Sacramento Planning Commission

COMMISSION MEMBERS:

Anna Molander

Michael Mendez, MCP

Philip Harvey

(Vacant)

Joseph Contreras, Vice-Chair

Michael Notestine

Rommel Declines

Joseph Yee, AIA, Chair

Michelle Smira

Kiyomi Burchill

William Wong

CITY STAFF:

Greg Bitter, AICP, Principal Planner

Sabina Gilbert, Senior Deputy City Attorney

New City Hall

915 I Street, 1st Floor – Council Chambers

September 22, 2011 – 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 and may be taken in any order deemed appropriate by the legislative body. The agenda provides a general description and staff recommendations; however, the legislative body may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. Hard copies are available at the Community Development Department (10 cents per page). Live video streams and indexed archives of meetings are available via the internet. Visit http://sacramento.granicus.com/ViewPublisher.php?view_id=21.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.



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SPECIAL MEETING MINUTES

September 22, 2011

*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 – 5:36 PM

Roll Call - All commissioners present except Commissioners Burchill, Wong, and Contreras. Commissioner Contreras arrived at 5:40 PM.

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 September 8, 2011**

Location: Citywide

Recommendation: Approve Commission Minutes from September 8, 2011.

Contact: Greg Bitter, AICP, Principal Planner, 916-808-7816

Commissioner Notestine requested that “funded by APA” be deleted for Item #13.

Action: Moved, seconded, and carried (Notestine / Molander, 6:0:4, Recuse – Harvey, Absent – Burchill, Wong, Contreras) to approve September 8, 2011 minutes.

Director’s Report

2. **Director’s Report (Oral)**

Location: Citywide

Recommendation: Receive and File- Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

Contact: Greg Bitter, AICP, Principal Planner, 916-808-7816

Principal Planner Greg Bitter discussed items for upcoming Planning Commission meetings.

Action: Received and Filed.

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. P11-037 The River Church (Noticed on August 26, 2011) (Continued from September 8, 2011)

Location: 4080 Truxel Road, 225-1250-052-0000, District 1

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15303 - New Construction or Conversion); **Item B:** Special Permit - Church to allow a church use in an existing 20,923 square foot building in the EC-65-PUD zone.

Contact: David Hung, Associate Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659

Public Comment made by Emily Foehr.

Motion: Moved, seconded, and carried (Harvey / Molander, Absent – Burchill, Wong, 8:0:2) to deny public request to continue item.

Action: Moved, seconded, and carried (Harvey / Notestine, Absent – Burchill, Wong, 8:0:2) to approve staff recommendations with amended conditions.

4. P10-014 Powerhouse Science Center (Noticed on September 9, 2011)

Location: 400 Jibboom Street, 001-0190-004-0000, District 1

Recommendation: Approve: Item A: Environmental Determination: An Addendum to a Previously Approved Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Special Permit for development exceeding 40,000 square feet in order to develop a new 81,000 square foot Science Center and associated 346 space parking garage in the General Commercial (C-2-SPD) zone within the River District Special Planning District; **Item D:** Variance to exceed the allowed sign area of 200 square feet within 660 feet of a freeway; **Item E:** Variance to exceed the allowed 20-foot maximum height for the vertical location for an attached sign within 660 feet of a freeway. **Item F:** Variance to exceed the maximum allowed attached sign area of 300 square feet in any zone.

Contact: Antonio Ablog, Associate Planner, 916-808-7702; Stacia Cosgrove, Senior Planner, 916-808-7110

Action: Moved, seconded, and carried (Declines / Smira, Absent – Burchill, Wong, 8:0:2) to approve staff recommendations.

5. P11-022 Wells Fargo Signage Variance (Noticed on September 9, 2011)

Location: 400 Capitol Mall, 006-0144-029-0000, District 1

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15311-Accessory Structures); **Item B:** Variance-Signs to allow a new detached monument sign to be located within ten (10) feet of a property line.

Contact: David Hung, Associate Planner, 916-808-5530; Stacia Cosgrove, Senior Planner, 916-808-7110

Action: Moved, seconded, and carried (Smira / Mendez, Recuse - Notestine, Absent – Burchill, Wong, 7:0:3) to approve staff recommendations.

6. **P11-036 Pioneer Square** (Noticed on September 9, 2011)
Location: 900 2nd Street, 006-0012-037-0000, District 1
Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit-Alcohol to allow wine retail sales in conjunction with wine tasting in an existing 6,800 square foot building on .13± acres in the Central Business District (C-3) zone.
Contact: Evan Compton, Associate Planner, 916-808-5260; Stacia Cosgrove, Senior Planner, 916-808-7110
Action: Moved, seconded, and carried (Notestine / Harvey, Absent – Burchill, Wong, 8:0:2) to approve staff recommendations.
7. **P11-046 El Camino Wellness Center** (Noticed on September 9, 2011)
Location: 2511 Connie Drive, 266-0381-008-0000, District 3
Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit-Medical Marijuana Dispensary -A request to operate a medical marijuana dispensary in the Light Industrial (M-1) zone.
Contact: Robert W. Williams, Associate Planner, 916-808-7686; Lindsey Alagozian, Senior Planner, 916-808-2659
Public Comment made by John Grasty.
Action: Moved, seconded, and carried (Harvey / Notestine, Absent – Burchill, Wong, 7:1:2, No - Smira) to approve staff recommendations.
8. **P11-047 A Therapeutic Alternative** (Noticed on September 9, 2011)
Location: 3015 H Street, 003-0212-018-0000, District 3
Recommendation: Withdraw by Staff, to be re-noticed.
Contact: Arwen Wacht, Associate Planner, 916-808-1964; Stacia Cosgrove, Senior Planner, 916-808-7110
Action: Item withdrawn, to be re-noticed.
9. **P11-048 All About Wellness** (Noticed on September 9, 2011)
Location: 1900 19th Street, 010-0022-011-0000, District 4
Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit-Medical Marijuana Dispensary to locate a medical marijuana dispensary on 0.07± acres in the General Commercial (C-2 NC) zone and located in the Neighborhood Corridor overlay zone.
Contact: Evan Compton, Associate Planner, 916-808-5260; Stacia Cosgrove, Senior Planner, 916-808-7110
Public Comment made by Patricia Arias.
Motion: Moved, seconded, and carried (Mendez / Contreraz, No – Smira, Contrarez, Recuse - Harvey, Absent – Burchill, Wong, 5:2:3) to approve staff recommendations with amended conditions. Motion failed resulting in no action.

Action: (Mendez / Contreras, No – Smira, Recuse - Harvey, Absent – Burchill, Wong, 6:1:3) to approve staff recommendations with amended conditions regarding the hours of operation.

10. **P11-053 Fruitridge Health and Wellness Collective** (Noticed on September 9, 2011)

Location: 2831 Fruitridge Road, 019-0212-005-0000, 019-0221-034-0000, District 5

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit - Medical Marijuana Dispensary A request to operate a medical marijuana dispensary in the General Commercial (C-2-EA-4) zone and located in the Executive Airport Overlay Area.

Contact: Remi Mendoza, Associate Planner, 916-808-5003; Lindsey Alagozian, Senior Planner, 916-808-2659

Action: Moved, seconded, and carried (Molander / Harvey, Absent – Burchill, Wong, 8:0:2) to approve staff recommendations with amended conditions.

Staff Reports

Staff reports include oral presentations including those recommending Receive and File.

None

Public Comments- Matters Not on the Agenda

11. None.

Questions, Ideas and Announcements of Commission Members

12. Commissioner Mendez requested a memo about Title V security.
13. Commissioner Contreras asked about the change of operating hour conditions for All About Wellness.
14. Commissioner Contreras inquired about the status of permits for Natomas Food and Liquor. Principal Planner Greg Bitter provided an update about compliance of permits for Natomas Food and Liquor.
15. Commissioner Declines suggested a listing of medical marijuana dispensaries be posted on the website.
16. Commissioner Notestine mentioned the staff report exhibits are difficult to read and are not formatted consistently.

Adjournment – 9:20 PM