



Minutes City of Sacramento Planning Commission

COMMISSION MEMBERS

*Kiyomi Burchill
Rommel Declines
Philip Harvey (Chair)
Alan LoFaso*

*Michael Mendez MCP (Vice-Chair)
Anna Molander
David Nybo
John Parrinello*

*Tim Ray
Michelle Smira
(Vacant)*

CITY STAFF

*Greg Bitter, Principal Planner
Tom Pace, Principal Planner
Sabina Gilbert, Senior Deputy City Attorney*

*New City Hall
915 I Street, 1st Floor – Council Chambers*

May 10, 2012 – 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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MINUTES

May 10, 2012

*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 – 5:31 PM

Roll Call - All commissioners present except Commissioner Declines and Commissioner Mendez. Commissioner Molander was late after the break and was absent for Item 11.

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 April 12, 2012**

Location: Citywide

Recommendation: Approve Commission Minutes from April 12, 2012.

Contact: Greg Bitter, Principal Planner, 916-808-5607

Action: **Moved, seconded, and carried (Molander/Nybo, 8:0:0, Absent: Declines and Mendez) to approve April 12, 2012 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, Principal Planner, 916-808-5607

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. **P11-055 Valley Shopping Center Drive-Up ATM (Noticed on April 27, 2012)**

Location: 4551 Mack Road, 118-0062-026-0000, District 8

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit-Drive Through for a new stand alone ATM in the parking lot of an existing shopping center; **Item C:** Variance to reduce the required stacking distance for a drive through use.

Contact: Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659

Action: **Moved, seconded, and carried (Molander/Parrinello, 8:0:0 Absent: Declines and Mendez) to approve staff recommendations to approve the project.**

4. **P12-003 Circle K Convenience Market Alcohol Sales** (Noticed on April 27, 2012)

Location: 6500 Mack Road, 117-0330-002-0000, District 8

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Special Permit - Alcohol to allow alcohol sales for off - premises consumption in the General Commercial (C-2) zone.

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

Action: **Moved, seconded, and carried (Smira/Nybo, 8:0:0, Absent: Declines and Mendez) to approve staff recommendations to approve the project.**

5. **P12-004 X Street Telecommunication Facility - Special Permit Major Modification** (Noticed on April 27, 2012)

Location: 1520 X Street, 009-0261-013-0000, District 4

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit-Major Modification to increase the height of an existing telecommunications tower from 62'-5" Above Ground Level (AGL) to 68'-5" AGL then add three panel antennas at a centerline height of 66' AGL.

Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Stacia Cosgrove, Senior Planner, 916-808-7110

Action: **Moved, seconded, and carried Nybo/LoFaso, 7:0:1, Recuse: Ray, Absent: Declines and Mendez to approve staff recommendations to approve the project.**

6. **P12-008 Primo's Supper Club** (Noticed on April 27, 2012)

Location: 3402 Broadway, 010-0376-002-0000, District 5

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301 - Existing Facilities); **Item B:** Special Permit - Parking to waive parking spaces for a 78 seat restaurant and bakery.

Contact: Ellen Marshall, Associate Planner, 916-808-5851; Lindsey Alagozian, Senior Planner, 916-808-2659

Action: Moved, seconded, and carried (Nybo/Parrinello, 8:0:0, Absent: Declines and Mendez) to approve staff recommendations to approve the project.

7. P12-012 Point West Planned Unit Development Guidelines Amendment (Noticed on April 27, 2012)

Location: 1435 River Park Drive, 277-0271-002-0000, 277-0271-003-0000, 277-0271-005-0000, 277-0271-007-0000, 277-0271-010-0000, 277-0271-015-0000, 277-0271-017-0000, 277-0271-020-0000, 277-0271-023-0000, 277-0271-024-0000, 277-0271-025-0000, 277-0271-026-0000, 277-0271-027-0000, 277-0271-028-0000, 277-0272-003-0000, 277-0272-008-0000, 277-0272-009-0000, 277-0272-010-0000, 277-0272-011-0000, 277-0272-012-0000, 277-0272-013-0000, 277-0272-014-0000, 277-0272-015-0000, 277-0272-016-0000, 277-0272-017-0000, 277-0273-003-0000, 277-0273-004-0000, 277-0273-005-0000, 277-0274-003-0000, 277-0274-004-0000, 277-0274-005-0000, 277-0281-003-0000, 277-0281-006-0000, 277-0281-007-0000, 277-0281-008-0000, 277-0281-009-0000, 277-0282-002-0000, 277-0282-004-0000, 277-0282-005-0000, 277-0282-006-0000, 277-0282-010-0000, 277-0283-002-0000, 277-0283-005-0000, 277-0284-001-0000, 277-0285-002-0000, 277-0285-003-0000, 277-0285-007-0000, 277-0285-008-0000, 277-0286-012-0000, 277-0286-016-0000, 277-0286-018-0000, 277-0286-020-0000, 277-0286-021-0000, 277-0286-022-0000, 277-0286-023-0000, 277-0286-024-0000, 277-0286-025-0000, 277-0286-026-0000, 277-0286-027-0000, 277-0286-028-0000, 277-0286-031-0000, 277-0286-032-0000, 277-0287-002-0000, 277-0287-003-0000, 277-0287-006-0000, 277-0287-007-0000, 277-0287-008-0000, 277-0287-009-0000, 277-0287-010-0000, 277-0287-031-0000, 277-0287-032-0000, 277-0310-001-0000, 277-0310-002-0000, 277-0310-003-0000, 277-0320-001-0000, 277-0320-002-0000, 277-0320-003-0000, 277-0320-004-0000, District 3

Recommendation: **Approve: Item A:** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Planned Unit Dev-Guidelines Amendment for signage.

Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Lindsey Alagozian, Senior Planner, 916-808-2659

Public Comments made by Alan Hom and Chris Powell

Action: Moved, seconded, and carried (Smira/Nybo, 8:0:0, Absent: Declines and Mendez) to approve staff recommendations to approve the project.

8. P12-014 Development Agreement Amendments for Centerpointe at Natomas Crossing (Noticed on April 27, 2012)

Location: 2200 Del Paso Road, 225-0070-125-0000, 225-0070-126-0000, 225-0070-127-0000, 225-0070-128-0000, District 1

Recommendation: Forward Recommendation of Approval to City Council: Item A: Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect), **Item B:** First Amendment to City Agreement No. 97-099, (the development agreement for the Centerpointe at Natomas Crossing project) to extend the initial term, **Item C:** Second

Amendment to City Agreement No. 97-099, (the development agreement for the Centerpointe at Natomas Crossing project) to extend the initial term; **Item D:** Third Amendment to City Agreement No. 97-099, (the development agreement for the Centerpointe at Natomas Crossing project) to extend the initial term.

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

Action: **Moved, seconded, and carried (Parrinello/Smira, 8:0:0, Absent: Declines and Mendez) to approve staff recommendations to approve the project.**

9. **Z11-021 Appeal of Planning Director's Determination: 500 Richards Retail & Office Development** (Noticed on April 27, 2012)

Location: 500 Richards Boulevard, 001-0210-007-0000, District 3

Recommendation: Deny: Item A: Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Appeal of Planning Director's determination of failure to process the project in a timely manner.

Contact: Robert W. Williams, Associate Planner, 916-808-7686; Sandra Yope, Senior Planner, 916-808-7158

Withdrawn

Staff Reports

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

10. **LR11-005 Zoning Code Parking Update**

Location: Citywide

Recommendation: Review and Forward to City Council

Contact: Greg Sandlund, Associate Planner, 916-808-8931; Jim McDonald, Senior Planner, 916-808-5723

Public Comments made by William Burg, Bill Maskers, Luree Stetson, Bruce Holms, Tricia Hedahl, Kevin Green, Kendra Bridges, Terry Preston, Brain Holloway, Bruce Monighan, Teresa Rocha, Paul Phillip.

Received and Filed

11. **LR12-002 Review of City FY 2012/17 Capital Improvement Program (CIP) for Conformity with the 2030 General Plan**

Location: Citywide

Recommendation: Review and Forward to City Council

Contact: Teresa Haenggi, Associate Planner, 808-7554; Jim McDonald AICP, CFM, Senior Planner, 808-5723

Action: **Moved, seconded, and carried (Burchill/Smira, 7:0:0, Absent: Declines, Mendez, and Molander) to approve staff recommendations and forward to City Council**

Public Comments- Matters Not on the Agenda

12. To be announced.

Questions, Ideas and Announcements of Commission Members

13. To be announced.

Burchill announced community meeting in the Broadway corridor neighborhood.

Adjournment – 8.:51PM