



Minutes City of Sacramento Planning Commission

COMMISSION MEMBERS:

*Anna Molander
Michael Mendez, MCP
Philip Harvey*

*Jameel Pugh
Joseph Contreras, Vice-Chair
Michael Notestine
Rommel Declines*

*Joseph Yee, AIA, Chair
Panama Bartholomy
(Vacant)
(Vacant)*

CITY STAFF:

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

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

February 10, 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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MINUTES

February 10, 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 – 5:30 p.m.

Roll Call - All commissioners present except Commissioner Bartholomy and Pugh. Commissioner Bartholomy arrived at 5:35 p.m.

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 13, 2011**

Location: Citywide

Recommendation: Approve Commission Minutes from January 13, 2011.

Contact: Tom Pace, Principal Planner, 916-808-6848

Action: Moved, seconded, and carried (Notestine/Molander, 7:0:2, Absent: Bartholomy, Pugh) to approve 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: Tom Pace, Principal Planner, 916-808-6848

Action: Report from Tom Pace, Principal Planner - 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. **LR09-021 Northeast Line Implementation Plan (Noticed on 1/31/11)**

Location: Properties in the vicinity of the Globe, Arden/Del Paso and Royal Oaks light rail stations in the North Sacramento Community Plan Area, District 2.

Recommendation: Forward Recommendations of Approval to City Council: Item A: a **Resolution** approving environmental review of the Northeast Line Implementation Plan; **Item B:** a **Resolution** amending the 2030 General Plan to add new policies to the North Sacramento Community Plan chapter and to establish the Northeast Line Transit Village Development Districts for the Globe, Arden/Del Paso and, Royal Oaks Light Rail Stations; **Item C:** a **Resolution** amending the General Plan land use diagram to change the land use designation for various parcels in the plan area; **Item D:** an **Ordinance** rezoning various parcels in the plan area; **Item E:** an **Ordinance** amending and expanding the boundaries of the Del Paso Boulevard Special Planning District; **Item F:** an **Ordinance** amending the Residential Mixed Use (RMX) Zone; **Item G:** a **Resolution** approving infrastructure recommendations.

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

Action: Moved, seconded, and carried (Harvey/Bartholomy, 7:0:2, Absent – Pugh, Recuse – Notestine) to approve staff recommendations.

4. **P06-134 Bruceville American Dream** (Noticed on 1/31/11)
Location: 8600 Bruceville Road, 117-0211-017-0000, 117-0211-018-0000, 117-0211-021-0000, 117-0211-027-0000, 117-0211-028-0000, District 8

Recommendation: Forward Recommendations of Approval to City Council – A Request to construct a 49 unit single family subdivision on approximately 4.2 net acres within the Multi-Family (R-2B-PUD) zone on the west side of Bruceville Road at Damaschas Drive - **Item A:** Environmental Determination: Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Inclusionary Housing Plan; **Item D:** General Plan Amendment to amend the General Plan Designation from Suburban Neighborhood High Density to Suburban Neighborhood Medium Density; **Item E:** Tentative Map to subdivide five parcels totaling 4.2± net acres into 49 small lot single family residential parcels and two landscape lots within the Multi-Family (R-2B-PUD) zone; **Item F:** PUD Schematic Plan Amendment to depict 49 small lot single family residences within the Laguna Meadows Planned Unit Development; **Item G:** PUD Guidelines Amendment; **Item H:** Special Permit for alternative housing to construct 49 single-family residences.

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

Action: Moved, seconded, and carried (Bartholomy/Contreras, 8:0:1, Absent – Pugh) to forward staff recommendations of approval.

5. **P10-044 CVS at Florin & Freeport** (Noticed on 1/31/11)
Location: 1360 Florin Road, 047-0021-018-0000, 047-0091-015-0000, District 8

Recommendation: Forward Recommendations of Approval to City Council – Item A: Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Rezone of 1.68 acres from Limited Commercial Review, Executive Airport Zone (C-1R-EA-2 & EA-4) to General Commercial Review, Executive Airport Zone (C-2R-EA-2 & EA-4); **Item D:** Tentative Map to subdivide 7.35 acres into five (5) parcels; **Item E:** Special Permit-Drive Thru to allow the operation of a drive-through pharmacy; **Item F:** Variance to reduce the required stacking depth for the pharmacy drive-through lane; **Item G:**

Development Plan Review-New Site Plan to construct a 16,500 square foot pharmacy on 1.68 acres.

Contact: Evan Compton, Associate Planner, 916-808-5260, Lindsey Alagozian, Senior Planner, 916-808-2659

Supplemental Material was provided.

Action: Moved, seconded, and carried (Mendez/Molander, 8:0:1, Absent – Pugh) to forward staff recommendations of approval with an additional condition requiring trellis elements along the west and north elevations.

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6. P10-059 Vibe Urban Youth Lounge (Noticed on 1/31/11)

Location: 1725 K Street, 006-0125-014-0000, District 4

Recommendation: Approve – Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to establish a community teen center within an existing senior apartment building.

Contact: Elise Gumm, Associate Planner, 916-808-1927, Stacia Cosgrove, Senior Planner, 916-808-7710

Public comment made by Karen Humphrey.

Action: Moved, seconded, and carried (Harvey/Molander, 8:0:1, Absent – Pugh) to approve staff recommendations with additional condition requiring the applicant to provide a good neighbor policy.

7. P10-069 Craftsmen@20&S (Noticed on 1/31/11)

Location: 2010 S Street, 010-0026-001-0000, 010-0026-005-0000, 010-0026-006-0000, District 4

Recommendation: Approve – Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map to subdivide three (3) parcels into nine (9) parcels for nine (9) detached single family homes; **Item C:** Special Permit-Residential to construct nine (9) alternative ownership housing units.

Contact: Elise Gumm, Associate Planner, 916-808-1927, Stacia Cosgrove, Senior Planner, 916-808-7710

Public comment made by Vince McDonald and Chris Holm.

Action: Moved, seconded, and carried (Notestine/Harvey, 8:0:1, Absent – Pugh) to approve staff recommendations.

8. P10-076 Sacred Heart Parish School Sign Variances (Noticed on 1/31/11)

Location: 856 39th Street, 008-0032-047-0000, District 3

Recommendation: Approve –Item A: Environmental Exemption (Per CEQA 15311); **Item B:** Variance-Signs to allow a detached monument sign to be located less than ten (10) feet from the edge of a driveway entrance; **Item C:** Variance-Signs to allow a detached monument sign to exceed the maximum size allowed in the R-1A zone; **Item D:** Variance-Signs to allow an attached sign to exceed the maximum size allowed in the

R-1A zone.

Contact: David Hung, Associate Planner, 916-808-5530; Stacia Cosgrove, Senior Planner, 916-808-7710

Supplemental Material was provided.

Public comment made by Rose Luther.

Action: Moved, seconded, and carried (Contreraz/Notestine, 7:0:2, Absent – Pugh, Harvey) to approve staff recommendations.

Staff Reports

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

9. Commission Rules of Procedure – Report Back on Review of Voting Procedure

(Continued from 1/13/11)

Location: Citywide

Recommendation: Report Back to Planning Commission, Discussion, and Proposed Amendment to Rules of Procedure

Contact: Sabina Gilbert, Senior Deputy City Attorney, 916-808-5346

Action: Continued to Special Planning Commission meeting of February 24, 2011.

Public Comments- Matters Not on the Agenda

10. None.

Questions, Ideas and Announcements of Commission Members

11. Commissioners Mendez and Yee discussed the upcoming workshop (special meeting) on February 24, 2011. The scheduled topics are Commission Rules and Procedures and Telecommunications with an emphasis on the work plan. Commissioner Mendez requested staff to provide a draft agenda for the workshop on February 24, 2011. Participation from the telecommunications field will be available at the workshop.
12. Commissioner Bartholomy and staff member Pace discussed the City's proposed Green Building Task Force. Commissioner Bartholomy mentioned that the plan's recommendations would not meet the goals of the City Council or the General Plan and would have little impact on energy consumption. Staff member Pace said the City is in the process of preparing a Climate Action Plan which provide greenhouse gas projections and that additional measures will be determined to meet the goals of the General Plan.
13. Commissioner Molander mentioned a presentation on the Mayor's Institute on City Design from Washington, D.C. will occur next Wednesday from noon to 1:00 p.m. at the City Council Chambers.

14. **Commissioner Molander provided an update on water issues. Next Monday, the first draft of the Delta Plan will be available online.**
15. **Commissioner Notestine has been setting up commissioner training starting in March. The proposed sessions will include an overview of the Planning Commission role and will be held in Stockton, Chico and the Sacramento area. The training primarily will be conducted by professional consulting planners. Once the dates are set, Commissioner Notestine will provide a schedule of the training.**
16. **Commissioner Harvey said he has been working with the State Railroad Museum Foundation Board of Directors with the Old Sacramento State Historic Park General Plan. Commissioner Harvey said he has encouraged State Parks staff to make a presentation to the Commission with the emphasis of making Old Sacramento a stronger destination for visitors.**
17. **Commissioner Yee extended condolences to the family and friends of James Frayne, Planning Commissioner, who passed away last weekend. Services for Mr. Frayne will be held on Saturday. Commissioner Yee adjourned the meeting in memory of James Frayne.**

Adjournment – 6:49 p.m.