



Special Meeting 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*

October 27, 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

October 27, 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 – 5:33 p.m.

Roll Call

All commissioners present except Commissioner Contreras.

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 October 13, 2011

Location: Citywide

Recommendation: Approve Commission Minutes from October 13, 2011.

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

Action: Moved, seconded, and carried (Smira / Notestine, 8:0:2, Recuse – Yee, Absent – Contreras) to approve October 13, 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

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. P11-031 Capitol Beer and Tap Room (Noticed on August 26, 2011) (Continued from September 8, 2011)

Location: 2220 Fair Oaks Boulevard, 295-0381-003-0000, District 3

Recommendation: **Approve: Item A:** Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Special Permit-Alcohol to allow an onsite beer tasting room on approximately 7.66 acres in the Shopping Center (SC-PUD) zone and located in the Campus Commons Planned Unit Development; **Item C:** Special Permit-Alcohol to allow retail alcohol sales for offsite consumption.

Contact: Evan Compton, Associate Planner, 916-808-5260; Stacia Cosgrove, Senior Planner, 916-808-7110

Action: **Moved, seconded, and carried (Wong / Smira, 9:0:1, Absent – Contreras) to approve staff recommendations with amended conditions.**

4. **P10-071 McDonalds on Stockton Boulevard and 2nd Avenue** (Noticed on October 14, 2011)

Location: NW Corner of Stockton Boulevard and 2nd Avenue, 014-0085-046-0000, District 5

Recommendation: **Deny: Item A:** Mitigated Negative Declaration; **Item B:** Special Permit-Drive Thru to construct a 3,897 square foot restaurant with a drive through facility.

Contact: Heather Forest, Associate Planner, 916-808-5008; Lindsey Alagozian, Senior Planner, 916-808-2659

Continue to December 8, 2011.

5. **P11-029 Gateway Shopping Center Monopine Special Permit** (Noticed on October 14, 2011)

Location: 3315 Northgate Boulevard, 250-0520-002-0000, District 3

Recommendation: **Approve: Item A:** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Special Permit-Antennas/Wireless to construct and operate an 85' tall stealth monopine telecommunications facility in the Shopping Center zone within the Gateway Shopping Center Planned Unit Development (SC-PUD).

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

Action: **Moved, seconded, and carried (Harvey / Notestine, 8:0:2, Recuse – Declines, Absent – Contreras) to approve staff recommendations**

6. **P11-051 J Street Wellness** (Noticed on October 14, 2011)

Location: 2321 J Street, 007-0026-017-0000, District 3

Recommendation: Withdrawn

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

Withdrawn from agenda and to be re-noticed.

7. **P11-057 South Sacramento Care Center** (Noticed on October 14, 2011)

Location: 114 Otto Circle, 036-0191-010-0000, District 5

Recommendation: Withdrawn

Contact: Scott Johnson, Associate Planner, 916-808-5842; Lindsey Alagozian, Senior Planner, 916-808-2659

Withdrawn from agenda and to be re-noticed.

8. P11-058 Northstar Holistic Collective (Noticed on October 14, 2011)

Location: 1236 C Street, 002-0082-004-0000, District 4

Recommendation: Withdrawn

Contact: Teresa Haenggi, Associate Planner, 916-808-7554; Stacia Cosgrove, Senior Planner, 916-808-7110

Withdrawn from agenda and to be re-noticed.

Staff Reports

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

9. P09-038 Aspen 1

Location: 8710 Jackson Road, Southeast Corner of Jackson Highway and South Watt Avenue, 078-0202-007, -008, -009, -010, -013; 063-0014-002, -006; 061-0150-003, -004, -015, -016, -027, -028; 061-0180-003, -017, -025, District 6

Recommendation: Review and Comment - The applicant is requesting to develop a 232 acre master planned community at the Southeast corner of Jackson Highway and South Watt Avenue. The anticipated entitlements for this project include: an Environmental Impact Report (EIR), Mitigation Monitoring Plan, Development Agreement, Annexation, Inclusionary Housing Plan, General Plan Amendment, Rezone/Prezone, Establishment of a Planned Unit Development (PUD), Tentative Master Subdivision Map, Tentative Subdivision Map, Subdivision Modifications.

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

Action: **Received and Filed.**

Recuse – Notestine

10. Proposed Planning and Design Commission Consolidation Report Back

Location: Citywide

Recommendation: Receive and File

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

Action: **Received and Filed.**

Public Comments- Matters Not on the Agenda

11. To be announced.

Questions, Ideas and Announcements of Commission Members

12. Commissioner Burchill acknowledged community members for their participation in learning about boards and commissions by attending tonight's Planning Commission meeting.
13. Commissioner Mendez recognized Police Sergeant Chris Taylor for five years of service with the Planning Commission.

Adjournment – 7:26 p.m.