



# Minutes

## City of Sacramento

### Planning Commission

#### COMMISSION MEMBERS:

*Anna Molander  
Jon Bagatelos  
Michael Mendez, MCP  
Philip Harvey*

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

*James Frayne  
Joseph Yee, AIA, Vice Chair  
Panama Bartholomy*

#### CITY STAFF:

*Scot Mende, New Growth & Infill Manager  
Sheryl Patterson, Senior Deputy City Attorney*

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

*May 27, 2010 – 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](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 Community Development Department at (916) 808-7705 at least 48 hours prior to the meeting.



我們講中文 · Hablamos Español · Мы говорим по-русски · ພວກເຮົາເວົ້າພາສາລາວໄດ້ · Ped hais lus Hmoob · Chúng tôi nói tiếng Việt

# Minutes

**May 27, 2010**

*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 – 5:34 p.m.

**Roll Call – All commissioners present except 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 May 13, 2010**

**Location:** Citywide

**Recommendation:** Approve Commission Minutes from May 13, 2010.

**Contact:** Tom Pace, Long Range Planning Manager, 916-808-6848

**Action: Moved, seconded, and carried (Yee/Pugh; 9:0:2, Abstain-Bartholomy, Absent-Contreras) to approve minutes.**

## Director's Report

### 2. **Director's Report**

**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:** Scot Mende, New Growth & Infill Manager, 916-808-4756

**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. **M09-019 65<sup>th</sup> Street Station Area Study** (Noticed on 5/17/10)

**Location:** The 65th Street Station Area Plan site is located in the eastern part of the city. It is bounded by the Union Pacific Railroad (UPRR) right-of-way and Folsom Boulevard to the north, Power Inn Road to the east, 14th Avenue to the south, and 59th Street to the west, Districts 3 and 6

**Recommendation: Continue to a date undetermined. To be re-noticed.**

**Contact:** Fedolia 'Sparky' Harris, Senior Planner, 916-808-2996; Jim McDonald, Senior Planner, 916-808-5723

**Action: Continued to a date undetermined, to be re-noticed.**

4. **P10-020 Greyhound Terminal** (Noticed on 5/17/10)  
**Location:** 420 Richards Blvd, 001-0210-047-0000, District 1  
**Recommendation: Approve – Item A:** Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Planned Unit Dev-Guidelines Amended to allow a bus terminal in the Discovery Centre PUD; **Item D:** Special Permit to locate a bus terminal in the Office Building (OB-PUD) zone  
**Contact:** Evan Compton, Associate Planner, 916-808-5260; Stacia Cosgrove, Senior Planner, 916-808-7110  
**Public comment made by Patty Kleinknecht and Chris Holm.**  
**Action: Moved, seconded, and carried (Harvey/Pugh; 8:2:1 Recuse-Notestine, Molander; Absent-Contreraz) to approve staff recommendation.**
5. **P07-153 T-Mobile Riverside Blvd Monopine** (Noticed on 5/17/10)  
**Location:** 2661 Riverside Blvd, 009-0321-061-0000, District 4  
**Recommendation: Deny – Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Antennas/Wireless A request to construct a new 65' monopine (pine tree monopole) and associated ground equipment at 2661 Riverside Boulevard in the General Commercial (C-2) zone.  
**Contact:** Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659  
**Public comment made by Al Balshor, Jon Jensen, Jerry Balshor, and Bruce Piland.**  
**Motion: Withhold action until Item #6 is heard.**  
**Action: Moved, seconded, and carried (Molander/Frayne; 10:0:1, Absent-Contreraz) to continue to an undetermined date, to be re-noticed, to allow time for the applicant to determine if they can co-locate.**
6. **P10-001 Odd Fellows Cemetery Monopine** (Noticed on 5/17/10)  
**Location:** 2720 Riverside Blvd, 009-0030-014-0000, 009-0030-048-0000, District 4  
**Recommendation: Approve – Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Antennas/Wireless A request to construct a 94-foot Monopine (pine tree cellular antenna) in the Single-Family Residential (R-1) zone located at 2720 Riverside Boulevard.  
**Contact:** Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659  
**Public comment made by Jon Jensen, Anthony Pruitt, Dan Hood, Luree Stetson, and Rama Gulati.**  
**Substitute motion: Moved, seconded (Bagatelos/Pugh; 3:6:2, No-Molander, Mendez, Notestine, Bartholomy, Frayne, Yee; Recused-Declines; Absent-Contreraz) to approve staff recommendation. Motion fails.**  
**Action: Moved, seconded, and carried (Molander/Frayne; 9:0:2, Recused-Declines, Absent-Contreraz) to continue to an undetermined date, to be re-noticed, to allow time for the applicant to determine if they can co-locate.**

## Staff Reports

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

7. **LR07-008 Florin Road Corridor Plan: Status and Rezoning Proposal**  
**Location:** The Florin Road Corridor from Tamoshanter Way to Stockton Boulevard, Districts 5 and 8  
**Recommendation: Receive and File** – This project focuses on the Florin Road commercial corridor located in the South Sacramento Community between Franklin Boulevard and Tamoshanter Way.  
**Contact:** Remi Mendoza, Associate Planner, 916-808-5003; Desmond Parrington, AICP, Infill Coordinator, 916-808-5044  
**Action: Received and Filed.**
  
8. **City of Sacramento, Land Use/Transportation - Planning 101 Training Session, Part 8**  
**Location:** Citywide  
**Recommendation: Receive and File**  
**Contact:** Christopher Dougherty, Associate Planner, 916-808-5680; Jim McDonald, Senior Planner, 916-808-5723  
**Action: Continued to a Planning Commission meeting in July.**

## Public Comments- Matters Not on the Agenda

9. **None.**

## Questions, Ideas and Announcements of Commission Members

10. **Commissioner Molander has asked city staff to brief the commission on the delta plan at a future planning commission meeting.**

## Adjournment – 10:00 pm