



Agenda 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:

*Gregory Bitter, Principal Planner
Sabina Gilbert, Senior Deputy City Attorney*

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

July 22, 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.

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.



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AGENDA

July 22, 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 – 5:30 p.m.

Roll Call

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 June 24, 2010**

Location: Citywide

Recommendation: Approve Commission Minutes from June 24, 2010.

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

2. **LR07-008 Florin Road Corridor Plan Rezone Initiation**

Location: Florin Road from Tamoshanter Way to Franklin Boulevard, Districts 5 and 8

Recommendation: Initiate and direct staff to begin the process of rezoning of 57 parcels along the Florin Road Corridor to implement the vision of the 2030 General Plan and to bring the zoning into consistency with the 2030 General Plan.

Contact: Remi Mendoza, Associate Planner, 916-808-5003; Desmond Parrington, Infill Coordinator, 916-808-5044

Director's Report

3. **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: Gregory Bitter, Principal Planner, 916-808-7816

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.

4. **P09-059 AM/PM Off-Sale Beer and Wine (Noticed on 6/14/10)** (Continued from 6/24/10)

Location: 2701 Orchard Lane, 274-0030-082-0000, District 1

Recommendation: **Withdrawn By Applicant**

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

5. **P09-041 Asian Community Center Assisted Living Facility** (Noticed on 7/12/10)
Location: Southern eastern corner of Maple Tree Way cul-de-sac, 031-0070-030-0000, District 7
Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Rezone/Prezone of approximately 2.5 acres from Agriculture (A) to Standard Single Family (R-1); **Item C:** Special Permit-Residential Care Facility Establishment of an 85 unit residential care facility located on approximately 2.5 acres in the proposed Standard Single Family (R-1) zone; **Item D:** Variance to reduce the required front setback; **Item E:** Variance to reduce the required maneuvering width.
Contact: Heather Forest, Associate Planner, 916-808-5008; Lindsey Alagozian, Senior Planner, 916-808-2659

6. **P10-031 Clearwire on Main Avenue** (Noticed on 7/12/10)
Location: 475 Main Avenue, 226-0230-003-0000, District 2
Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to install three new microwave dishes and three panel antennas at the top of an existing 71 foot high transmission tower.
Contact: Elise Gumm, Associate Planner, 916-808-1927; Lindsey Alagozian, Senior Planner, 916-808-2659

7. **P10-035 Seven Lakes Planned Unit Development (PUD) Guidelines Amendment** (Noticed on 7/12/10)
Location: 49 Bicentennial Circle, 079-0420-019-0000, District 6
Recommendation: Approve – Item A: Environmental Exemption (Per CEQA 15305); **Item B:** Planned Unit Development-Guidelines Amended to change parking standards for commercial uses within the Seven Lakes Planned Unit Development (PUD).
Contact: Heather Forest, Associate Planner, 916-808-5008; Stacia Cosgrove, Senior Planner, 916-808-7110

8. **Z10-022 Natomas High School Cellular Modification** (Noticed on 7/12/10)
Location: 3301 Fong Ranch Road, 225-0170-063-0000, District 1
Recommendation: Deny – Item A: Environmental Exemption (Per CEQA 15301); **Item B:** A request for a Special Permit Modification in order to raise the height location for a previously approved installation consisting of 3 panel antennas, 3 microwave dishes, and related equipment, and also to eliminate a previously approved antenna shroud, on an existing 100' stadium light tower, on approximately 57.24 acres in the Agricultural (A) zone.
Contact: Robert Williams, Associate Planner, 916-808-7686; Sandra Yope, Senior Planner, 916-808-7158

9. **M09-019 65th Street Station Area Study and General Plan Amendments**

(Noticed on 7/12/10)

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: Approve – Item A: Environmental Impact Report; **Item B:** Mitigation Monitoring Program; **Item C:** 65th Street Station Area Study; **Item D:** Repeal 65th Street/University Transit Village Plan and the South 65th Street Area Plan; **Item E:** General Plan Amendment to amend the Mobility Element of the 2030 General Plan and to make conforming changes to the East Sacramento Community Plan and the Fruitridge Broadway Community Plan.

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

Staff Reports

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

10. **LR10-006 Delta Vision**

Location: Citywide

Recommendation: Review and Comment

Contact: Scot Mende, New Growth Manager, 916-808-4756

Public Comments- Matters Not on the Agenda

11. To be announced.

Questions, Ideas and Announcements of Commission Members

12. To be announced.

Adjournment