Minutes
City of Sacramento
Planning Commission

COMMISSION MEMBERS:

Anna Molander
Jon Bagatelos
Michael Mendez, MCP
Philip Harvey
Jameel Pugh
Joseph Contreraz
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

September 9, 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 Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.

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MINUTES

September 9, 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 **All commissioners present except Molander and Frayne.**
Commissioner s Molander and Frayne arrived at 5:34.

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 August 26, 2010
Location: Citywide
Recommendation: Approve Commission Minutes from August 12, 2010.

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

Action: Approved minutes for August 26, 2010; Moved, seconded, and carried (Pugh/Contreraz; 11:0:0) 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: Gregory Bitter, 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. P07-153 T-Mobile Riverside Boulevard Monopine (Continued from 8/12/10) (Noticed on 8/2/10)

Location: 2661 Riverside Boulevard, District 4, 009-0321-061-0000

Recommendation: Deny – Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Antennas/Wireless A request to construct a new 65 foot 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

No public comment was taken because the public comment period was closed at the August 12, 2010 hearing.

Action: Moved, seconded, and carried (Harvey/Mendez; 6:4:1, No - Pugh, Bartholomy, Frayne, Bagatelos; Abstain - Declines) to approve staff recommendation.

4. M10-015 Zoning Code Amendment Related to Medical Marijuana Dispensaries (Noticed on 8/26/10)

Location: Citywide

Recommendation: Forward Recommendations of Approval to City Council- Item A: Environmental Exemption (Per CEQA 15378); **Item B:** An Ordinance Amending Sections 17.16.010, 17.24.030, and 17.24.050 of Title 17 of the Sacramento City Code (The Zoning Code) Relating to Medical Marijuana Dispensaries.

Contact: Joy Patterson, Principal Planner, 916-808-5607; David Kwong, Planning Manager, 916-808-2691

Public comment made by Andre Gayet, Ryan Landers, Joy Cole, Jeanne Larsson, Bryan Smith, Douglas White, Sarah Sinclair, Peter Keyes, Lanette Davies, Bryan Davies, Max Del Beal.

Action: Moved, seconded, and carried (Harvey/Pugh; 10:1:0, No - Frayne) to approve staff recommendation.

5. P10-028 Army Depot Solar Project (Noticed 8/30/10)

Location: 8400 Okinawa Street, District 6, 062-0010-029-0000

Recommendation: Forward Recommendations of Approval to City Council- Item A: Environmental Exemption (Per CEQA Section 15061(b)(3); **Item B:** Army Depot Re-Use Plan Amendment to allow the installation of renewable energy equipment within the Army Depot Special Planning District; **Item C:** Special Permit to allow renewable energy equipment and ancillary facilities on approximately 18 acres in the Agricultural/Open Space (A-OS-SPD) zone.

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

Action: Moved, seconded, and carried (Harvey/Pugh; 11:0:0) to approve staff recommendation.

6. P10-041 2700 Del Paso Road Chevron Beer and Wine Sales Special Permit (Noticed 8/30/10)
Location: 2700 Del Paso Road, District 1, 225-0070-108-0000
Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15061(b)(3); **Item B:** Special Permit-Alcohol sales for beer and wine for off-site consumption in the Employment Center 65 Del Paso Road Planned Unit Development (EC-65-PUD) zone.

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

Action: Moved, seconded, and carried (Yee/Pugh; 10:1:0, No - Contreraz) to approve staff recommendation.

7. P10-048 Norwood Tech Center - CDT Building (Noticed 8/30/10)
Location: 200 Harris Avenue, District 2, 250-0025-035-0000
Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit for Development within a PUD to complete construction of a 9,568 square foot warehouse/office building in the Light Industrial Norwood Tech Center Planned Unit Development (M-1S-PUD) zone.

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

Action: Moved, seconded, and carried (Mendez/Molander; 11:0:0) to approve staff recommendation.

Staff Reports

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

None

Public Comments- Matters Not on the Agenda

8. None.

Questions, Ideas and Announcements of Commission Members

9. Commissioner Contreraz said there needs to be improved communication to the commission regarding cell phone towers. Commissioner Notestine would like to learn the difference between T Mobile and Clear Wire antennas and recommended a moratorium for new cell tower facilities. Commissioner Pugh would like to hear from Commissioner Declines about other cell tower facilities.

10. Commissioner Harvey mentioned that Old Sacramento will have a new General Plan and encouraged the commission to participate in a tour of Old Sacramento.

11. Commissioner Molander said a Planning Commission sub-committee will meet about voting rules for other nearby counties and municipalities; a meeting has been set up about delta water issues including a proposed $40 billion water treatment plant. Commissioner Molander also mentioned a gas leak explosion had occurred in San Bruno this evening.

12. Greg Bitter provided more information regarding a Sacramento Bee article on the Asian Community Center.

Adjournment 10:05 p.m.