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 23, 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 23, 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 Pugh and Bartholomy. Commissioner Pugh arrived at 5:37 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 September 9, 2010
Location: Citywide
Recommendation: Approve Commission Minutes from September 9, 2010.

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

Action: Moved, seconded, and carried (Contreraz/Molander; 10:0:1, Absent-Bartholomy) to approve minutes including requested changes.

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. **LR07-008** **Florin Road Corridor Plan Policies and Rezone** (Noticed on 9/13/10)

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

Recommendation: Forward Recommendations of Approval to City Council – Review 1) a **Resolution** approving environmental review of the actions implementing the Florin Road Corridor plan, 2) a **Resolution** amending the 2030 General Plan to add new policies to the South Area Community Plan chapter and to establish the Florin light rail station area as a Transit Village Development District under State law; 3) a **Resolution** amending the General Plan land use diagram to change the land use designation for parcel 049-0010-103-0000; and 4) an **Ordinance** rezoning various parcels on the Florin Road Corridor, and forward a recommendation of approval of these to Council.

Contact: Remi Mendoza, Assistant Planner, 916-808-5003, Desmond Parrington, AICP, Infill Coordinator, 808-5044

Public Comment made by Anita Carter.

Action: Moved, seconded, and carried (Harvey/Yee; 10:0:1, Absent- Bartholomy) to approve staff recommendation.

4. **P10-009** **Highway 99 Billboard Relocation Agreement** (Noticed on 9/13/10)

Location: 7900 Stockton Boulevard, District 8, 117-0170-009-0000

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15303); **Item B**: Variance-Signs to exceed the height allowed for a billboard within the General Commercial (C-2) zone; **Item C**: Relocation Agreement-Offsite Signs for the removal of three existing billboards in order to construct a new replacement billboard located within the General Commercial (C-2) zone.

Contact: Sandra Yope, Senior Planner, 916-808-7158, Joy Patterson, Principal Planner, 916-808-7507

Action: Moved, seconded, and carried (Molander/Mendez; 10:0:1, Absent-Bartholomy) to approve the environmental exemption and variance, and to forward the recommendation of approval of the Relocation agreement to City Council.

5. **P10-042** **3820 Broadway** (Noticed on 9/13/10)

Location: 3820 Broadway, District 5, 014-0171-001-0000, 014-0171-017-0000, 014-0171-018-0000, 014-0171-019-0000, 014-0171-020-0000, 014-0171-025-0000

Recommendation: Approve – Item A: Environmental Determination: Exempt (per CEQA Guidelines Section 15332); **Item B:** Special Permit to construct a building over 20,000 square feet in size in the Limited Commercial (C-1-SPD) zone; **Item C:** Special Permit to reduce required parking for senior apartments; **Item D:** Variance to reduce the setback from 5' to 0' along Broadway and; **Item E:** Variance to reduce the setback from 20' to 0' along Martin Luther King Jr. Boulevard.

Contact: Matthew Sites, Assistant Architect, 916-808-7646, Lindsey Alagozian, Senior Planner, 916-808-2659

Public Comment made by Anita Carter, Bob Solorio, and Shirley Elmore, and eComment by Terrence Johnson.

Action: Moved, seconded, and carried (Molander/Pugh; 9:0:2, Recused – Notestine; Absent- Bartholomy) to approve staff recommendation with added condition to place sign at entrance to alley informing public of a dead end.

6. **P10-043** **Sutter Medical Center Signage** (Noticed on 9/13/10)
Location: 2801 L Street, District 3, 007-0114-003-0000; 007-0118-001-0000; 007-0171-002-0000; 007-0171-003-0000; 007-0171-004-0000; 007-0171-005-0000; 007-0171-006-0000; 007-0171-008-0000; 007-0172-010-0000; 007-0172-013-0000; 007-0172-017-0000; 007-0173-001-0000; 007-0173-002-0000; 007-0173-003-0000; 007-0177-001-0000

Recommendation: Approve – Item A: Addendum to Environmental Impact Report; **Item B:** Special permit major modification to amend the existing sign program for a hospital campus with approximately 10.8 acres; **Item C:** Variance – Signs to exceed the allowed sign area of 200 square feet for signs with 660 feet of a freeway; **Item D:** Variance – Signs to exceed the allowed vertical sign height for attached signs within 660 feet of a freeway; **Item E:** Variance – Signs to exceed the allowed 6 foot height for detached signs within the Hospital (H) zone; **Item F:** Variance – Signs to place detached signs within 10 feet of a property line and/or within 5 feet of a driveway in the Hospital (H) zone; **Item G:** Variance – Signs to place detached signs within the public right-of-way; **Item H:** Variance – Signs to exceed the maximum allowed area of 300 square feet for attached signs in any zone.

Contact: Kimberly Kaufman-Brisby, Associate Planner, 916-808-5260, Stacia Cosgrove, Senior Planner, (916) 808-7110

Action: Moved, seconded, and carried (Harvey/Molander; 9:0:2, Recused – Bagatelos; Absent- Bartholomy) to approve staff recommendation.

7. **P10-051** **Radiological Associates of Sacramento Sign Variance** (Noticed on 9/13/10)
Location: 2929 K Street, District 3, 007-0117-001-0000,

Recommendation: Continue to October 28, 2010

Contact: Matthew Sites, Assistant Architect, 916-808-7646, Stacia Cosgrove, Senior Planner, 916-808-7110

Action: Moved, seconded, and carried (Contreraz/Pugh; 10:0:1, Absent- Bartholomy) 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. **Staff member Gregory Bitter, announced that the October 14, 2010 Planning Commission has been canceled. Commissioner Yee asked if the General Plan rezone item would be coming before the Council at the October 28, 2010 meeting.**

Staff informed him that it would be coming before the commission again on that date. Commissioner Yee requested that all interested parties for the rezone item be informed of the meeting date.

10. Commissioner Declines mentioned the e-mail that he had staff forward to the Commission regarding the community members that wished to form a neighborhood alliance to review land use and cell towers within the City. The alliance wouldn't be focused on any specific neighborhoods but wishes to review the City's policies regarding cell towers throughout the City.

11. Commissioner Molander reported back to the commission that the subcommittee has started reviewing the Delta water issues as well as the voting procedures, including reviewing other Planning Commissions procedures statewide. She stated that the subcommittee would be reporting back to the full commission soon.

Adjournment - 7:33 p.m.