



# 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:

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

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

*October 28, 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 Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.



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# MINUTES

**October 28, 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 Commissioner Contrarez.**

## 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 23, 2010**

**Location:** Citywide

**Recommendation:** Approve Commission Minutes from September 23, 2010.

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

**Action: Moved, seconded, and carried (Molander/Yee 9:0:2, Abstain – Bartholomy, Absent- Contrarez) 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. **P10-051 Radiological Associates of Sacramento Sign Variance** (Noticed on 10/15/10) (Continued from 9/23/10)

**Location:** 2929 K Street, 007-0117-001-0000, District 3

**Recommendation: Approve – Item A.** Environmental Exempt (Per CEQA 15311); **Item B:** Request to construct a new exterior sign which exceeds 20-feet in height within 660-feet of a designated freeway, located within the Transportation Corridor Special Planning District (TC-SPD) Zone in the Alhambra Corridor Special Planning District.

**Contact:** Matthew Sites, Design Review Staff, 916-808-7646, Stacia Cosgrove, Senior Planner, 916-808-7110

**Action: Moved, seconded, and carried (Bartholomy/Molander 10:0:1, Absent-Contrarez) to approve staff recommendations.**

4. **Z10-053 Appeal of Cornerstone Restaurant Parking Waiver** (Noticed on 10/15/10)

**Location:** 2301 K Street, 007-0095-021-0000, District 3

**Recommendation: Approve - Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit for Parking Reduction Waiver of required parking for the conversion of an existing structure into a restaurant; **Item C:** Staff Level Design Review, DR10-110.

**Contact:** Robert W. Williams, Associate Planner, 916-808-7686, Sandra Yope, Senior Planner, 916-808-7158

**Public comment made by Marilyn Shaffer, Nick Karas, Kelly Karas, Todd Wilson, Anna Maria Marquez, Lynn Whigham, Karen Jacques, Vivian Gerlach.**

**Action: Moved, seconded, and carried (Harvey/Pugh 10:0:1, Absent-Contrarez) to approve staff recommendations.**

5. **P10-036 Township 9 Modifications** (Noticed on 10/15/10)

**Location:** 819 N 7th Street, 001-0020-003-0000, 001-0020-019-0000, 001-0020-034-0000, 001-0020-036-0000, 001-0020-041-0000, 001-0020-044-0000, 001-0020-045-0000, 001-0020-046-0000, 001-0200-012-0000, 001-0200-013-0000, 001-0200-034-0000, District 1

**Recommendation: Approve –Item A.** Environmental Determination: Exempt (Per CEQA Section 15305); **Item B:** PUD Design Guidelines Amendment to modify requirements regarding the location and shape of park paseos; **Item C:** Subdivision Modification to change the prior Tentative Map conditions to allow recreational easements in lieu of fee simple ownership. **Item D:** Subdivision Modification to adjust the right of way alignment for Vine Street.

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

**Action: Moved, seconded, and carried (Declines/Molander 10:0:1, Absent-Contrarez) to continue item to November 18, 2010**

6. **P10-038 City Life Church** (Noticed on 10/15/10)

**Location:** 2719 K Street, District 3, 007-0111-015-0000

**Recommendation: Approve – Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit – Church to establish a church use; **Item C:** Variance – Signs within 10 feet of a property line.

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

**Action: Moved, seconded, and carried (Harvey/Bartholomy 10:0:1, Absent-Contrarez) to approve staff recommendations.**

7. **P10-056 Clearwire on Auburn Blvd - PG&E** (Noticed on 10/15/10)  
**Location:** Corner of Auburn Blvd & Connie Drive, 266-0111-009-0000, District 2  
**Recommendation: Approve – Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit-Major Modification to add three panel antennas three microwave dishes, one GPS antenna, and an equipment cabinet on an existing PG&E lattice tower.  
**Contact:** Elise Gumm, Associate Planner, 808-1927, Lindsey Alagozian, Senior Planner, 916-808-2659

**Action: Moved, seconded, and carried (Pugh/Declines 10:0:1, Absent-Contrarez) to approve staff recommendations.**

8. **P10-057 Clearwire on Natoma Way - PG&E** (Noticed on 10/15/10)  
**Location:** Southwest corner of Natoma Way & Roanoke, 252-0172-001-0000, District 2  
**Recommendation: Approve – Item A:** A Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit-Antennas/Wireless to install three panel antennas, three microwave dishes, one GPS, antenna, and an equipment cabinet on an existing PG&E lattice tower.  
**Contact:** Elise Gumm, Associate Planner, 808-1927, Lindsey Alagozian, Senior Planner, 916-808-2659

**Public Comment made by Ramona Landeros and Gordon Bell.**

**Action: Moved, seconded, and carried (Yee/Pugh 10:0:1, Absent-Contrarez) to approve staff recommendations.**

9. **P10-064 Wolf Ranch Inclusionary Housing Amendment** (Noticed on 10/15/10)  
**Location:** 7200 Jacinto Avenue, 117-0140-042-0000, District 8  
**Recommendation: Approve – Item A:** A Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Misc-Inclusionary Housing Plan to amend an approved inclusionary housing plan.  
**Contact:** Elise Gumm, Associate Planner, 916-808-1927, Lindsey Alagozian, Senior Planner, 916-808-2659

**Public comment made by Michael Hakeem.**

**Action: Moved, seconded, and carried (Declines/Pugh 10:0:1, Absent-Contrarez) to approve staff recommendations.**

10. **P10-065 Pell Circle Billboard Relocation** (Noticed on 10/15/10)

**Location:** 3961 Pell Circle, 237-0400-016-0000, District 2

**Recommendation:** **Withdrawn, to be re-noticed**

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

**Action:** **Received and Filed.**

**11. LR10-005 Proposed Rezones and Land Use Designation and Text Changes to the 2030 General Plan** (Noticed on 10/15/10)

**Location:** City-wide

**Recommendation:** **Forward Recommendations of Approval to City Council** – Proposed text amendments to the 2030 General Plan and the North Natomas Community Plan include: 1) adding a policy to clarify how changes to the minimum floor-area-ratio may be consistent with the General Plan; 2) addition of a policy from the North Natomas Community Plan regarding infrastructure financing and removal of that policy from that plan; and 3) clarifying application of the density policy for the Traditional Neighborhood designation.

**Contact:** Teresa Haenggi, Associate Planner, (916) 808-7554, Jim McDonald, Senior Planner, 808-5273

**Public comment made by Jessica Kalenik, Sondra Betancourt, Moleen Osmany, Patricia Yaner, Paula C. Dula, Jim Luscutoff, Jonathan Schnal and eComments made by Peter Anderson, Paula Dula and J. Caldwell.**

**Action:** **Moved, seconded, and carried (Harvey/Molander 10:0:1, Absent-Contrarez) and forward recommendation of approval to City Council.**

### Staff Reports

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

None

### Public Comments- Matters Not on the Agenda

12. None.

### Questions, Ideas and Announcements of Commission Members

13. Commissioner Molander said the sub-committee on Policies and Procedures met on Monday night to discuss noticing and has recommended a meeting on cell phone towers. Commissioner Declines urged staff to speak with cell tower industry staff. Staff member Bitter said that cell phone tower policy will be discussed at the Planning Commission meeting as a workshop in December.

Commissioner Notestine urged that the meeting in December be a good opportunity to discuss changes in the cell tower industry. He also mentioned research on the issue. Commissioner Yee discussed “cell tower” terminology. Commissioner Molander suggested we research other jurisdictions regarding cell tower oversight. Commissioner Declines asked the Planning Commission’s responsibility pertaining to cell towers. Commissioner Yee discussed the enforcement of removing cell towers when necessary. Commissioner Notestine asked if cell tower cases could be documented in the City’s GIS system.

14. Commissioner Notestine mentioned a meeting that occurred with management staff of Tom Pace, David Kwong, Max Fernandez and Joy Patterson about signage noticing and public outreach.

Adjournment 10:12 p.m.