



# 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:

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

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

*November 18, 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

**November 18, 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 Bartholomy, Frayne and Pugh. Commissioner Frayne arrived at 5:36 p.m. and Commissioner Pugh arrived at 5:58 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 October 28, 2010**

**Location:** Citywide

**Recommendation:** Approve Commission Minutes from October 28, 2010.

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

**Action: Moved, seconded, and carried (Declines/Molander 7:0:4, Recused – Contreraz, Absent – Bartholomy, Pugh, Frayne) 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:** Tom Pace, Long Range Planning Manager, 916-808-6848

**Action: Report from Greg Bitter, Principal Planner - 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. **P10-036 Township 9 Modifications (Noticed on 10/15/10) (Continued from 10/28/10)**

**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 under CEQA Guidelines 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 and reconfigure the location and shape of the park paseo easement on Lot 11; **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 (Harvey/Declines 9:0:2, Absent – Bartholomy, Pugh) to approve staff recommendations.**

4. **P10-062 45th and F Streets Tentative Map** (Noticed on 11/4/10)  
**Location:** 601 45th Street and 4510 F Street, 004-0303-037-0000, 004-0303-038-0000, District 3

**Recommendation: Approve – Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map to subdivide one parcel into two; **Item C:** Tentative Map-Subdivision Modification to create non-standard sized lots; **Item D:** Variance - to allow non-conforming setbacks and lot coverage.

**Contact:** David Hung, Associate Planner, 916-808-5530, Stacia Cosgrove, Senior Planner, 916-808-7110

**Action: Moved, seconded, and carried (Contreraz, Molander, 9:0:2, Absent - Bartholomy, Pugh) to approve staff recommendations.**

5. **P10-065 Pell Circle Billboard Relocation** (Noticed on 11/4/10)  
**Location:** 3961 Pell Circle, 237-0400-016-0000, District 2  
**Recommendation: Forward to City Council - Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Rezone of approximately 2.32 acres from the Light Industrial (M-1S-R) zone to the Light Industrial (M-1-R) zone; **Item C:** Billboard Relocation Agreement to relocate three existing billboards from three different locations to a 45-foot tall billboard to be located at 3961 Pell Circle; and **Approve - Item D:** Variance-Signs to exceed the height limit for a detached sign.

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

**Action: Moved, seconded, and carried (Harvey/Mendez, 8:2:1, No- Contreraz, Notestine, Absent – Bartholomy) to approve the environmental exemption and variance, and to forward the recommendation of approval for the rezone and relocation agreement to City Council and to recommend the addition of a provision for maintenance of the sign.**

6. **P10-074 Bruceville Road Electronic Billboard Variance** (Noticed on 11/4/10)  
**Location:** 7935 Bruceville Road, 117-0170-067-0000, District 8

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

**Contact:** Sandra Yope, Senior Planner, 916-808-7158, Joy Patterson, Principal Planner, 916-808-5607

**Action: Withdrawn, to be re-noticed.**

**7. P10-079 Iceland Restoration (Noticed on 11/5/10)**

**Location:** 1430 Del Paso Blvd., 275-0125-007-0000, 275-0125-008-0000, District 2

**Recommendation: Approve - Item A:** Environmental Exemption (Per CEQA 15302); **Item B:** Special Permit to establish an outdoor amusement center in the General Commercial Del Paso Boulevard Special Planning District (C-2-SPD) zone.

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

**Public comment made by Tim Walton, Laura Hitchings, Jeff Zamjahn, Misty Johnson, Naomi Watts**

**Action: Moved, seconded, and carried (Yee/Frayne, 9:1:1, No – Harvey, Absent – Bartholomy) to approve staff recommendations with an addition to the good neighbor condition regarding placement of contact information.**

**Staff Reports**

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

**8. LR10-008 Update on Public Notice Procedures**

**Location:** Citywide

**Recommendation:** Review and Comment

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

**eComment was received from Peter Anderson opposing staff recommendation.**

**Action: Received and Filed.**

**Public Comments- Matters Not on the Agenda**

**9. None.**

**Questions, Ideas and Announcements of Commission Members**

**10. Commissioner Molander said that a Planning Commission Sub-committee will meet on at lunch on December 6, 2010.**

**11. Commissioner Molander said she has attended various meetings regarding water issues and will arrange for additional meetings when necessary. Chair Notestine said he has spoken with the former director of the Delta Protection Commission and**

will suggest she speak with Commissioner Molander regarding the Delta water issues.

12. Commissioner Declines mentioned a SACOG meeting on December 9, 2010.
13. Commissioner Harvey discussed the Old Sacramento State Historic Park and encouraged staff and commissioners to attend workshops regarding improvements.
14. Chair Notestine said that Commissioner Mendez is running to take his place as an American Planning Association (APA) representative and encouraged other commissioners who are APA members to vote for Commissioner Mendez.
15. Chair Notestine discussed several articles regarding pertinent issues in the APA magazine such as digital signs and Federal Highway Administration safety.
16. Chair Notestine noted construction progress on Mercy and Sutter Hospitals. He also mentioned that Country Day School is for lease.
17. Commissioners Molander and Yee discussed gas line issues at schools in the Twin Rivers School District.
18. Chair Notestine asked for volunteers for a telecommunication sub-committee. Commissioners Contreras, Yee, Declines and Chair Notestine, agreed to volunteer.
19. Commissioner Contreras questioned why the applicant to the billboard item was deferred by City staff for 18 months. Staff member Greg Bitter said he was not aware that the applicant had been deferred. Chair Notestine mentioned that some of the research he completed on signage could have been in the staff report.
20. The frequency of Planning Commission meetings and 2011 schedule was discussed by Chair Notestine, Commissioners Molander and Harvey, and staff member Greg Bitter.

**Adjournment - 7:52 p.m.**