



# 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:

*Tom Pace, Long Range Planning Manager  
Sabina Gilbert, Senior Deputy City Attorney*

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

*December 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](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.



我們講中文 · Hablamos Español · Мы говорим по-русски · ພວກເຮົາເວົ້າພາສາລາວໄດ້ · Ped hais lus Hmoob · Chúng tôi nói tiếng Việt

# MINUTES

**December 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 – 5:34 p.m.

**Roll Call - All commissioners present except Commissioner Bartholomy, Frayne, Pugh, Molander, Mendez.**

## 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 November 18, 2010**

**Location:** Citywide

**Recommendation:** Approve Commission Minutes from November 18, 2010.

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

**Action: Moved, seconded, and carried (Yee/Contreraz, 6:0:5, Absent - Bartholomy, Frayne, Pugh, Molander, Mendez) to approve minutes.**

### 2. **2011 Planning Commission Calendar**

**Location:** Citywide

**Recommendation:** Approve 2011 Planning Commission Calendar as the second Thursday of every month.

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

**Action: Moved, seconded, and carried (Contreraz /Yee, 6:0:5, Absent - Bartholomy, Frayne, Pugh, Molander, Mendez) to approve minutes.**

## Director's Report

### 3. **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 Tom Pace, Long Range Planning Manager - 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.

4. **P10-045 Clearwire Cellular 'Prince of Peace Church' Bell Tower** (Noticed on 11/29/10)  
**Location:** 7501 Franklin Blvd., 050-0020-023-0000, District 8

**Recommendation:** **Approve – Item A:** Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Antennas/Wireless for a Special Permit for a 60 foot tall stealth telecommunications facility disguised as a church bell tower in the Multi-family (R-3) zone.

**Contact:** Kimberly Kaufman-Brisby, Associate Planner, 916-808-5260, Lindsey Alagozian, Senior Planner, 916-808-2659

**Public comment made by Sue Younger and Gina Lube.**

**Action: Moved, seconded, and carried (Yee/ Contreraz, 6:0:5, Absent - Bartholomy, Frayne, Pugh, Molander, Mendez) to approve staff recommendations with additional conditions related to tower maintenance and restrictions on the use of bell for amplified sound.**

5. **P10-074 Bruceville Road Electronic Billboard Variance** (Noticed on 11/29/10)  
**Location:** 7935 Bruceville Road, 117-0170-067-0000, District 8

**Recommendation:** Approve – Item A: Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: Variance-Signs to allow an electronic billboard to project into the public right-of-way in the Hospital-Review (H-R) zone.

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

**Action: Moved, seconded, and carried (Harvey/Yee, 6:0:5, Absent - Bartholomy, Frayne, Pugh, Molander, Mendez) to approve staff recommendations.**

### Staff Reports

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

6. **LR09-021 Northeast Line Implementation Plan** (Noticed on 11/24/10)  
**Location:** Citywide

**Recommendation:** Review and comment

**Contact:** Greg Sundlund, Associate Planner, 916-808-8931, Jim McDonald, Senior Planner, 808-5273

**Continued to January 13, 2011 and to be re-noticed due to a lack of a quorum (Absent - Bartholomy, Frayne, Pugh, Molander, Mendez; Recused - Notestine)**

7. **LR10-007 2030 General Plan Annual Report – 2010**  
**Location:** Citywide  
**Recommendation:** Receive and file  
**Contact:** Teresa Haenggi, Associate Planner, (916) 808-7554, Jim McDonald, Senior Planner, 808-5273

**eComment was received from Eq bu supporting staff recommendation.**

**Action: Received and Filed.**

8. **Election of the Chair and Vice-Chair of the Planning Commission for 2011**  
**Location:** Citywide  
**Recommendation:** Nomination and selection of Chair and Vice-Chair for 2011  
**Contact:** Tom Pace, Long Range Planning Manager, 916-808-6848

**Action: Moved, seconded, and carried (Notestine/Harvey, 6:0:5) to appoint Commissioner Yee as Chair and Commissioner Contreras as Vice-Chair for 2011.**

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

9. None .

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

10. **Commissioner Harvey noted that Commissioner Bartholomy has been selected as one of the most 100 interesting people by the Sacramento News and Review.**
11. **Commissioner Yee reported back on various items discussed at the ad hoc committee for the policy and procedures meeting on December 7, 2010 as follows: 1) A new “slogan” that embodies the City’s goals and mission; 2) The City Attorney’s Office has been requested to provide guidance on the Planning Commission’s voting options, including an “abstain” option; a report will be brought to the Planning Commission in January or February 2011; 3) “Getting ahead of the issues” during the recession including possible revisions of some ordinances; 4) Discussion whether three or four commissioners could meet with other city planning commissions; Commissioner Yee specifically mentioned West Sacramento; 5) Discussion about additional training for commissioners and workshops regarding State propositions, grants and housing; committee members have volunteered to track training on a monthly basis; 6) The Planning Commission may consider limiting discussion at meetings that only relate to decision making.**
12. **Commissioner Notestine asked if a “Committee Reports” section could be added to the agenda.**
13. **Commissioner Harvey asked about workshops particularly with flooding.**

14. **Commissioner Declines mentioned that all commissioners will be back in 2011 to continue their terms.**
15. **As the outgoing chair, Commissioner Notestine thanked the commission for their cooperation and good work the past year.**
16. **Commissioners Yee, Harvey and Declines thanked Commissioner Notestine for his leadership as chair.**

**Adjournment 7:23 p.m.**