



Minutes City of Sacramento Planning Commission

COMMISSION MEMBERS:

*Anna Molander
Jon Bagatelos
Michael Mendez, MCP
Philip Harvey*

*Jameel Pugh
Joseph Contreras, Vice-Chair
Michael Notestine
Rommel Declines*

*James Frayne
Joseph Yee, AIA, 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*

January 13, 2011 – 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.



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

MINUTES

January 13, 2011

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 – 5:35 p.m.

Roll Call - All commissioners present except Commissioner Bagatelos and Pugh.

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 December 9, 2010**

Location: Citywide

Recommendation: Approve Commission Minutes from December 9, 2010.

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

Action: Moved, seconded, and carried (Declines/Notestine, 7:0:4, Recused: Bartholomy, Frayne; Absent – Bagatelos, Pugh,) to approve minutes.

2. **M09-020 Initiation of the Rezoning of Properties within the Proposed Swanston Station Transit Village Specific Plan Area**

Location: Approximately, El Camino Avenue to the north, Business 80 to the east, Arden Way to the south, and Erickson Street to the west, Districts 2 and 3.

Recommendation: Direct staff to initiate the process of rezoning properties within the Proposed Swanston Station Transit Village Specific Plan Area.

Contact: Fedolia “Sparky” Harris, Senior Planner, 808-2996; Jim McDonald, Senior Planner, 808-5723

Action: Moved, seconded, and carried (Notestine/Declines, 9:0:2, Absent – Bagatelos, Pugh) to direct staff to initiate the process of rezoning properties within the Proposed Swanston Station Transit Village Specific Plan Area.

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

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.

4. **P10-058 2500 R Housing Project** (Noticed on 1/3/11)
Location: 1802 26th Street, 1/2 block on R St between 25th and 26th Street, 010-0043-001-0000, District 4

Recommendation: Approve – Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map to subdivide one lot into 34 residential lots and 4 common lots; **Item C:** Special Permit-Residential to construct 34 pre-fabricated detached single family residential units; **Item D:** Variance to reduce the driveway Maneuvering area from 26 feet to 24 feet; **Item E:** Variance to allow driveway depth less than 18th feet.

Contact: Elise Gumm, Associate Planner, 916-808-1927, Stacia Cosgrove, Senior Planner, 916-808-7710

Supplemental Material was provided

Public comment made by William Burg, Peter Manston, Vivian Gerlach, Chris Holm, Kate McBurney.

Action: Moved, seconded, and carried (Harvey/Mendez, 9:0:2, Absent – Bagatelos, Pugh) to approve staff recommendations.

5. **P10-072 Clearwire on Palo Verde Avenue - PG&E** (Noticed on 1/3/11)
Location: 1418 Palo Verde Avenue, 265-0140-006-0000, District 3

Recommendation: Approve – Item 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, 916-808-1927, Lindsey Alagozian, Senior Planner, 916-808-2659

Action: Moved, seconded, and carried (Notestine/Bartholomy, 7:0:4, Absent – Bagatelos, Pugh, Recuse – Molander, Yee) to approve staff recommendations.

6. **P10-060 8151 Sheldon Commercial Rezone** (Noticed on 1/3/11)
Location: 8151 Sheldon Road, 117-0220-002, 022, 023, 024, District 8

Recommendation: Forward Recommendations of Approval to City Council – Item A: Mitigated Negative Declaration Addendum; **Item B:** Mitigation Monitoring Plan; **Item C: General Plan Amendment** to amend the General Plan Designation for approximately 3.8 acres from Suburban Neighborhood High Density to Suburban Center; **Item D: Rezone** to amend the zoning designation of approximately 2.7 acres from Multi-Family Residential (R-2B) to General Commercial Review (C-2-R).

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

eComment was received (name not provided)

Supplemental Material was provided

Public comment made by Benjamin Vogt

Action: Moved, seconded, and carried (Notestine/Molander, 9:0:2, Absent – Bagatelos, Pugh) to approve staff recommendations.

7. **M09-003 River District Specific Plan** (Noticed on 1/3/11)
Location: The area generally bounded by Downtown and the Railyards on the south, the Sacramento River on the west, the American River on the north, and 16 and 18th Streets on the east, Districts 1 and 3.

Recommendation: Forward Recommendations of Approval to City Council – 1) a **Resolution** certifying the Environmental Impact Report (EIR) and adopting Findings of Fact, Statements of Overriding Considerations and the Mitigation Monitoring Plan; 2) a **Resolution** amending the General Plan land use diagram to change the land use designation for various parcels in accordance with the River District Specific Plan; 3) a **Resolution** to rescind the Richards Boulevard Area Plan (RBAP) and Facility Element, amend the 2030 General Plan Circulation Element, and adopt the River District Specific Plan and Infrastructure Financing Plan; 4) a **Resolution** to amend the Railyards Specific Plan to change the planned future operation of 5th and 7th Streets; 5) a **Resolution** to amend the Bikeway Master Plan; 6) a Resolution to adopt the River District Design Review Guidelines; 7) a **Resolution** to approve a Water Supply Assessment Report; 8) a **Resolution** to rescind the Discovery Centre PUD; 9) an **Ordinance** to adopt the River District Special Planning District; and 10) an **Ordinance** rezoning various parcels in the River District.

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

Supplemental Material was provided

Public comment made by Floyd Moore, Betsy Weiland, Bill McLaughlin, Jessica Barnes, Rob Hoffman, Patty Kleinknecht, Kay Bell, David Monfredini

Action: Moved, seconded, and carried Bartholomy/Frayne, 7:0:4, Recused – Yee, Harvey, Absent – Bagatelos, Pugh) to approve staff recommendations.

Staff Reports

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

8. **LR09-021 Northeast Line Implementation Plan** (Continued from 12/9/10 due to a lack of a quorum) (Re-Noticed on 12/21/10)
Location: Properties in the vicinity of the Globe, Arden/Del Paso and Royal Oaks light rail stations in the North Sacramento Community Plan Area, District 2.

Recommendation: Review and comment

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

Supplemental Material was provided

Action: Received and commented (Recused – Notestine)

9. **P10-087 700 Block** (Noticed on 1/3/11)
Location: 700 K Street, 006-0096-002-0000, 006-0096-003-0000, 006-0096-004-0000, 006-0096-005-0000, 006-0096-006-0000, 006-0096-007-0000, 006-0096-008-0000, 006-0096-009-0000, 006-0096-010-0000, 006-0096-018-0000, 006-0096-019-0000, District 1

Recommendation: Review and comment on a proposal for 153 rental apartments, 63,780 square feet of retail including restaurants and clubs, and a 28,973 square foot parking structure.

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

Public comment made by Kevin Greene, Chris Holm

Action: Received and commented

10. **Voting Procedure**
Location: Citywide
Recommendation: Report Back to Planning Commission, Discussion, and Proposed Amendment to Rules of Procedure
Contact: Gregory Bitter, Principal Planner, 916-808-7816

Action: Moved, seconded, and carried (Notestine/Harvey, 9:0:2, Absent – Bagatelos, Pugh) to continue discussion to February 10, 2011

11. **Ad Hoc Committee on Policies and Procedures, December 7, 2010 Meeting Discussion**
Location: Citywide
Recommendation: Report Back to Planning Commission regarding Commission policies and procedures.
Contact: Gregory Bitter, Principal Planner, 916-808-7816

Action: Received and filed

Public Comments- Matters Not on the Agenda

12. **None.**

Questions, Ideas and Announcements of Commission Members

13. **Commissioner Yee discussed a proposal for a special Planning Commission on February 24, 2011 to consist of rules and procedures discussion and telecommunications guidelines. Commissioner Molander discussed adding an item discussing water issues to the special meeting on February 24, 2011.**
14. **Commissioner Mendez asked if the commission could discuss the different types of fast food design proposals that come to Planning Commission.**
15. **Commissioner Declines recently attend the SACOG Urban and Rural meeting and discussed how the rural and urban plan to provide food products is important to Sacramento.**
16. **Greg Bitter and Commissioner Harvey discussed a public State Historic Parks workshop on January 19 at the Stanford Gallery, in Old Sacramento, for discussion and review of draft alternatives for the future development of Old Sacramento State Historic Park.**
17. **Commissioner Bartholomy asked if staff would choose from the list for discussion for the special Planning Commission meeting on February 24, 2011. Commissioner Yee will ask staff to prioritize items.**
18. **Commissioner Bartholomy discussed a new Federal solar installation law for new development, effective July 1, 2011, and would like to discuss how projects coming through Planning Commission will deal with the new law.**
19. **Commissioner Yee mentioned that Commissioners Harvey and Bagatelos did not miss a Planning Commission meeting in 2010.**
20. **Commissioner Notestine mentioned that there was no name listed for an eComment which was followed by discussion by commissioners and staff.**
21. **Commissioner Notestine asked about the status of the sign ordinance and discussion followed.**
22. **Commissioner Yee thanked Commissioner Notestine for his leadership as Planning Commission chair in 2010. Commissioner Yee mentioned that Commissioner Notestine received the American Planners Association Sacramento Valley Chapter Lifetime Achievement Award.**
23. **Greg Bitter mentioned and discussed nine items that are scheduled for the Planning Commission meeting on February 10, 2010.**
24. **Commissioner Notestine said Commissioner Mendez was elected to the American Planners Association (APA) board.**
25. **Commissioner Yee said that the adoption of one meeting a month is flexible to schedule a second meeting in a month when needed.**

Adjournment 9:20 p.m.