Minutes
City of Sacramento
Planning Commission

1

COMMISSION MEMBERS:

Anna Molander
Michael Mendez, MCP
Philip Harvey
Jameel Pugh
Joseph Contreraz, Vice-Chair
Michael Notestine
Rommel Declines
Joseph Yee, AIA, Chair
Panama Bartholomy
(Vacant)
(Vacant)

CITY STAFF:

Greg Bitter, Principal Planner
Sheryl Patterson, Senior Deputy City Attorney

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

March 10, 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.

CALL (916) 808-5656 我們講中文 · Hablamos Español · Мы говорим по-русски · ພວກເຮົາເວົ້າພາສາລາວໄດ້ · Ped hais lus Hmoob · Chúng tôi nói tiếng Việt

MINUTES

March 10, 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 – 5:30 p.m.

Roll Call – All commissioners present except Pugh. Contreraz absent after 8:10 PM.

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 February 24, 2011
Location: Citywide

Recommendation: Approve Commission Minutes from February 24, 2011.

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

Action: Moved, seconded, and carried (Notestine/Bartholomy; 8:0:0) 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: Greg 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. M09-020 Swanston Station Transit Village Specific Plan (Noticed 2/28/11)
Location: The Swanston Station Transit Village Area is generally bounded by El Camino Ave on the north, Arden Way on the south, Capitol City Freeway (Business 80) on the east, and Beaumont and Erickson Streets on the west. Properties fronting on the northern side of El Camino are within the Swanston Station area, Districts 2 & 3.

Recommendation: Forward Recommendations of Approval to City Council: **Item A:** Environmental Determination: Environmental Impact Report (EIR); **Item B**: Mitigation

Monitoring Plan; **Item C:** Swanston Station Transit Village Specific Plan; **Item D:** Rezone various parcels within the 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 (Harvey/Notestine; 8:0:0) to forward recommendations of approval to City Council.

4. P08-100 7114 Indian Lane Subdivision (Noticed 2/28/11)
Location: 7114 Indian Lane, 041-0085-003-0000, District 5

Recommendation: Approve- Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map to subdivide one vacant 0.97 gross acre lot into 14 petite lots for an alternative-style single-family subdivision in the Residential Mixed-use-Transit Overlay (RMX-TO) zone; **Item C:** Special Permit-Residential to develop alternative-style detached single family homes on petite lots with private streets.

Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Lindsey Alagozian, Senior Planner, 916-808-2659

Public comment made by Larry Cottle.

Substitute Motion: Moved, seconded (Notestine/Contreraz; 5:3:0, No- Harvey, Mendez, Yee) to continue project to March 24, 2011. Motion failed.

Action: Moved, seconded, and carried (Mendez/Harvey; 8:0:0) to approve staff recommendation and add a condition of approval regarding a good neighbor policy and direct staff to organize a meeting between the applicant and the neighbor for purposes of addressing access issues and concerns regarding the project.

5. P09-006 Provence (Noticed 2/28/11)
Location: Area southwest of East Commerce Way and Benefit Way, 225-2330-002-0000 through 225-2330-076-0000, 225-2680-002-0000 through 225-2680-083-0000, 225-2690-002-0000 through 225-2690-069-0000, District 1

Recommendation: Forward Recommendations of Approval to City Council: Item A: A Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Planned Unit Development Schematic Plan Amendment to re-designate use and density on 13.9 gross acres; **Item D:** Tentative Map to subdivide 182 residential lots and 38 common lots into 28 residential condominium lots, 5 private street lots, 16 private drive lots and one landscape lot; **Item E:** Special Permit to develop 233 condominium units; **Item F:** Special Permit-Major Modification to modify previous approval from 182 townhouse units to 233 condominium units.

Contact: David Hung, Associate Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659

Action: Moved, seconded, and carried (Notestine/Harvey; 8:0:0) to continue to March 24, 2011.

6. P10-078 New American Poultry Facility (Noticed 2/28/11)
Location: 8612 Younger Creek Drive, 062-0130-035-0000, District 6

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit to relocate a poultry slaughter processing plant into the Heavy Industrial (M-2S) zone.

Contact: Elise Gumm, Associate Planner, 916-808-1927, Lindsey Alagozian, Senior Planner, 916-808-2659

Public comment made by Rick Johnson, Loren Beebe, Chris Tellis, Nadine Nakata, Jennifer Feaning, and Janet Weeks.

Motion: Moved, seconded (Bartholomy/Declines; 5:3:0, No- Contreraz, Harvey, Mendez) to approve staff recommendation.

The vote lacked 6 affirmative votes for Planning Commission approval. This item will be reheard by the Planning Commission.

7. P10-081 Long Plaza Plan Review (Noticed 2/28/11)
Location: 6451 Stockton Boulevard, 040-0021-047-0000, District 6

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Development Plan Review-New Site Plan for a 24,930 square foot commercial complex comprising retail, medical office, and restaurant uses in the General Commercial Plan Review Broadway-Stockton Special Planning District (C-2-R-SPD) zone.

Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Lindsey Alagozian, Senior Planner, 916-808-2659

Action: Moved, seconded, and carried (Harvey/Contreraz; 8:0:0) to approve staff recommendation.

8. P10-085 The Broadway Triangle Development (Noticed 2/28/11)
Location: 3409 Broadway, 3413 Broadway, 3425 Broadway, 3436 2nd Avenue, 3434 2nd Avenue, 3535 3rd Avenue, 3519 3rd Avenue, 3501 3rd Avenue, 2751 35th Street, 2741 35th Street, 2739 35th Street. 010-0375-001-0000, 010-0375-002-0000, 010-0375-003-0000, 010-0375-004-0000, 010-0375-008-0000, 010-0381-012-0000, 010-0381-013-0000, 010-0381-014-0000, 010-0381-015-0000, 010-0381-016-0000, 010-0381-017-0000, 010-0381-018-0000, District 5

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map to subdivide twelve parcels into twenty-seven parcels including nineteen residential lots, five commercial lots, and three common lots; **Item C**: Subdivision Modification to allow five lots without public street access; **Item D**: Development Plan Review for development of new land locked parcels; **Item E**: Special Permit for alternative single family housing in the General Commercial (C-2-SPD); **Item F:** Special Permit for apartments outside of the Central City; **Item G**: Special Permit to reduce required parking for commercial and restaurant uses; **Item H**: Variance to reduce the maneuvering distance for driveways; **Item I**: Variance to reduce the courtyard requirements and; **Item J**: Variance to increase the height of the live/work units.

Contact: Matthew Sites, Associate AIA, LEED AP, Urban Design Staff, 916-808-7646; Lindsey Alagozian, Senior Planner, 916-808-2659.

Public comment made by Joan Barden, Mark Rentz, Joany Titherington, and Kim Moen.

Action: Moved, seconded, and carried (Bartholomy/Notestine; 8:0:0) to approve staff recommendation.

9. P10-086 ChaCha's Doggy Daycare (Noticed 2/28/11)
Location: 910 57th Street, 008-0122-003-0000, District 3

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to operate a dog kennel in the Heavy Commercial (C-4) zone; **Item C:** Special Permit to waive required parking for a kennel; **Item D:** Special Permit to allow tandem parking; **Item E:** Variance to waive the masonry wall requirement; **Item F:** Variance to deviate from parking development standards.

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

Action: Moved, seconded, and carried (Mendez/Contreraz; 8:0:0) to approve staff recommendation.

10. P10-088 1600 H Parking Waiver (Noticed 2/28/11)
Location: 1600 H Street, 006-0063-020-0048, District 3

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit-Parking to waive a portion of the required parking for an existing residential mixed use project.

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

Action: Moved, seconded, and carried (Harvey/Notestine; 8:0:0) to approve staff recommendation.

11. P10-089 Courtyard Condominiums (Noticed 2/28/11)
Location: Northwest corner of T Street and 24th Street, 010-0036-011-0000, 010-0036-012-0000, District 4

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map to create one condominium lot; **Item C:** Special Permit to construct 6 condominium units; **Item D:** Special Permit-Parking Reduction to reduce parking for multi-family development; **Item E:** Special Permit to reduce street side setback for an accessory structure; **Item F:** Variance to waive a trash enclosure.

Contact: David Hung, Associate Planner, 916-808-5530; Sandra Yope, Senior Planner, 916-808-7158

Public comments made by William Burg, Steven Brigham, Heather Scott, Bill Robertson, Heather Scott, Bridget Whitted, Al Moncada, Joseph Hurley, Teri Duarte, Rick Bettis, Jeffery Rosenhall, Jon Ellison, Paul Menard, Doug Morrow, Owen Howlett, Merle Serlin, Lorena Beightler, Pamela Wade, Kay Knepperath,

Alex Zabelin, Michael McKeever, Christina Jewett, Alan Lofaso, Alex Kelter, Carrie Camarena, Pat Mulby, Earl Withycombe, Linda McNamara, Olga Mandrusson, Michael Trostel, John Hagar, and Chas Steffan.

Motion: Moved, seconded, (Notestine/Bartholomy) to approve staff recommendation.

Substitute motion: Moved, seconded, and carried (Molander/Mendez; 7:0:1) to continue to March 24, 2011.

12. P10-092 El Dorado Savings Bank Signage (Noticed 2/28/11)
Location: 5500 Folsom Boulevard, 008-0444-001-0000, District 3

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15311); **Item B:** Variance to allow a detached monument sign to exceed the maximum size allowed in the Office (OB) zone; **Item C:** Variance to allow two attached signs to exceed the maximum size allowed in the OB zone.

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

Public comment made by Julie Dixon.

Action: Moved, seconded, and carried (Harvey/Molander; 7:1:0, No- Notestine) to approve staff recommendation with the condition to use a non- internally illuminated sign on the west side of the building and external sign lighting turned off at midnight.

Staff Reports

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

13. P11-009 800 Block (Noticed 2/18/11)
Location: 800 K Street, 802 K Street, 806 K Street, 812 K Street, 1115 8th Street, 809 L Street, 815 L Street, 006-0098-003-0000, 006-0098-004-0000, 006-0098-006-0000, 006-0098-007-0000, 006-0098-008-0000, 006-0098-014-0000, 006-0098-021-0000, 006-0098-022-0000, 006-0098-024-0000, District 1

Recommendation: Review and Comment –A request to develop a 190,000 square foot mixed use development at the southeast corner of 8th and K Streets, consisting of 134 residential units and ground floor retail, and to develop a 98,000 square foot mixed use development at the northeast corner of 8th and L Streets, consisting of 66 residential unit, rehabilitation of the existing landmark Bel Vue building, and ground floor retail.

Contact: Matthew Sites, Associate AIA, LEED AP, Urban Design Staff, 916-808-7646; Stacia Cosgrove, Senior Planner, 916-808-7110

Action: Project reviewed and comments provided.

Public Comments- Matters Not on the Agenda

14. None.

Questions, Ideas and Announcements of Commission Members

15. Chair Yee noted the next Planning Commission meeting will be March 24, 2011. Greg Bitter mentioned the projects that will be heard at that meeting.

16. Chair Yee also reminded commissioners that their form 700, Conflict of Interest Statement is due to the City Clerk by April 1st.

Adjournment – 11:50 PM