



Special Meeting Agenda City of Sacramento Planning Commission

COMMISSION MEMBERS:

*Anna Molander
Michael Mendez, MCP
Philip Harvey*

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

*Joseph Yee, AIA, Chair
Panama Bartholomy
(Vacant)
(Vacant)*

CITY STAFF:

*Tom Pace, Principal Planner
Sabina Gilbert, Senior Deputy City Attorney*

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

March 24, 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.



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SPECIAL AGENDA

March 24, 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

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 March 10, 2011

Location: Citywide

Recommendation: Approve Commission Minutes from March 10, 2011.

Contact: Tom Pace, Principal Planner, 916-808-6848

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, Principal Planner, 916-808-6848

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. P09-006 Provence (Noticed 2/28/11) (Continued from 3/10/11)

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: Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:**

Planned Unit Dev-Schematic Pln Amended to re-designate use and density on 13.9

gross acres; **Item D:** Tentative Map from 182 parcels to 28 residential lots, 5 private

street lots, 16 private drive lots and 1 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

4. **P10-089 Courtyard Condominiums** (Noticed 2/28/11) (Continued from 3/10/11)

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 in the R-3A zone; **Item C:** Special Permit to construct 6 condominium units in the R-3A zone; **Item D:** Special Permit-Parking Reduction to reduce one required parking space for a multi-family development; **Item E:** Special Permit to reduce the required street side setback from five feet to two feet for an accessory structure; **Item F:** Variance to waive the required trash enclosure for a multi-family development.

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

5. **P11-019 19th/K Street Parking** (Noticed 3/14/11)

Location: 1831 K Street, 007-0014-008-0000, 007-0081-027-0000, District 3.

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Variance to allow an offsite parking lot under same ownership as an office building that is located more than 300 feet away.

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

6. **P11-021 Development Agreement Amendment for Truxel 3 PUD** (Noticed 3/14/11)

Location: 3500 Truxel Road, 225-2110-048-0000, District 1.

Recommendation: Forward Recommendations of Approval to City Council: Item A: Environmental Determination: Previously Adopted Mitigated Negative Declaration; **Item B:** Previously Adopted Mitigation Monitoring Plan; and **Item C:** Amend City Agreement No. 96-051 (the development agreement for the Truxel 3 PUD) to extend the initial term.

Contact: Lindsey Alagozian, Senior Planner, 916-808-2659, Greg Bitter, Principal Planner, 916-808-7816

Staff Reports

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

None

Public Comments- Matters Not on the Agenda

7. **To be announced.**

Questions, Ideas and Announcements of Commission Members

8. To be announced.

Adjournment