



Special Meeting Minutes 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
Michelle Smira
Kiyomi Burchill
(Vacant)*

CITY STAFF:

*David Kwong, Planning Director
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 MEETING MINUTES

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 – All commissioners present.

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: David Kwong, Planning Director, 916-808-2691

Action: Moved, seconded, and carried (Notestine/Molander; 8:0:2, Recuse – Smira, Burchill)

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

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. **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

Public Comment: Chris Holm

Action: Moved, seconded, and carried (Mendez/Harvey; 10:0:0) to forward recommendations of approval to City Council.

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

Action: Moved, seconded, and carried (Contrerez/Molander; 10:0:0) to continue item to April 14, 2011.

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

Action: Moved, seconded, and carried (Harvey/Notestine; 10:0:0) to approve staff recommendation.

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

Action: Moved, seconded, and carried (Notestine/Contreras; 10:0:0) to forward recommendations of approval to City Council.

Staff Reports

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

None

Public Comments- Matters Not on the Agenda

7. None

Questions, Ideas and Announcements of Commission Members

8. The voting actions at the March 10, 2011 Planning Commission meeting on the New American Poultry Facility (P10-078) were discussed. An explanation of the voting procedures was made by Deputy City Attorney Sabina Gilbert. The motion did not receive the six votes required for a majority so the project was not adopted or denied. According to the City Code, the Planning Commission must deliver six votes to approve or deny a project. The Code also has sixty (60) days to take action on the project. Commissioners Harvey and Notestine complimented Chair Yee and staff on the way this item was handled. This item will be heard again at the Planning Commission meeting on April 14, 2011.
9. Commissioner Contreras welcomed and congratulated newly appointed Commissioners Smira and Burchill to the Planning Commission. Commissioners Smira and Burchill spoke and provided introductions and personal backgrounds.
10. Commissioner Harvey encouraged the commissioners to review the Delta Stewardship Council plan second draft.
11. Commissioner Harvey was invited by Council member Sheedy to participate in a walk-through of the City Water Treatment Plant on Jibboom Street.
12. Commissioner Mendez welcomed Commissioners Smira and Burchill to the Planning Commission.

13. **Commissioner Molander mentioned that the tours of the levees in Natomas and the previously mentioned water treatment plant have been cancelled due to weather and encouraged other commissioners to go at a later date.**
14. **Commissioner Notestine said that his firm is under contract as a subcontractor for the University of Pacific Economic Development Sustainability plan. Commissioner Notestine indicated that he would recuse himself from Delta Plan discussions at the appropriate time in coordination with discussions with the City Attorney's office.**
15. **Commissioner Notestine has been working with the Sacramento Valley Chapter of the APA and SACOG training program. The first session will be on April 28, 2011 (location to be determined). A follow-up to this session will take place at West Sacramento City Hall the following Saturday.**
16. **Chair Yee reminded commissioners that the next meeting is April 14, 2011 and Form 700, Conflict of Interest Statement is due to the City Clerk by April 1, 2011.**
17. **Commissioner Yee has asked the City Clerk to notify the commission individually about ethics training.**
18. **Adjournment - 6:30 p.m.**