Agenda
City of Sacramento
Planning Commission

COMMISSION MEMBERS:

Anna Molander
Michael Mendez, MCP
Philip Harvey
Jameel Pugh
Joseph Contreraz, Vice-Chair
Michael Notestine
Rommel Declines
Joseph Yee, AIA, Chair
Michelle Smira
Kiyomi Burchill
(Vacant)

CITY STAFF:

Greg Bitter, Principal Planner
Sabina Gilbert, Senior Deputy City Attorney

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

April 14, 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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AGENDA

April 14, 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 24, 2011
Location: Citywide

Recommendation: Approve Commission Minutes from March 24, 2011.

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

2. M11-009 Work Program: Telecommunications Facilities
Location: Citywide

Recommendation: Receive and File

Contact: Sandra Yope, Senior Planner, 916-808-7158

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

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. P10-089 Courtyard Condominiums (Noticed 3/30/11) (Continued from 3/24/11)
Location: Northwest corner of T Street and 24th Street, 010-0036-011-0000, 010-0036-012-0000, District 4

Recommendation: Continue to Planning Commission meeting of May 12, 2011.

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

5. P09-040 Vietnamese Hope Baptist Church Special Permit (Noticed 4/4/11)
Location: 6301 Elder Creek Road, 038-0202-012-0000, District 6

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit-Church Establish new 216 seat church in two phases on approximately 1.5 vacant acres in the Standard Single Family (R-1) zone.

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

6. P10-078 New American Poultry Facility (Noticed 4/4/11)
Location: 8612 Younger Creek Drive, 062-0130-035-0000, District 6

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

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

7. P10-090 Dollar Tree Sign Variance (Noticed 4/4/11)
Location: 1235 S Street, 009-0081-009-0000, District 4

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15301); **Item B:** A request to increase the number of attached signs for a commercial use, located within the Residential Mixed Use Special Planning District (RMX-SPD) Zone in the R Street Corridor Special Planning District. The project requires a variance to increase the number of attached signs for a commercial use in the RMX zone.

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

8. P10-093 Muslim Mosque Association Annex (Noticed 4/4/11)
Location: 2110 5th Street, 009-0114-009-0000, District 4

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Major Modification to allow the construction of an ancillary building to an existing mosque in the Multi-Family (R-3A) zone; **Item C:** Variance-Setback to reduce front building setback in the R-3A zone; **Item D:** Variance-Setback to reduce rear building setback in the R-3A zone; **Item E:** Variance-Setback to allow a trash enclosure to be located within the required rear setback area in the R-3A zone; **Item F:** Variance-Lot Coverage to allow lot coverage to exceed the maximum allowed in the R-3A zone.

Contact: David Hung, Associate Planner, 916-808-5530; Stacia Cosgrove, Senior Planner, 916-808-7110

Staff Reports

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

9. **IR11-041** **The Gateway on Fremont Park** (Noticed 4/4/11)
Location: 1601 16th Street, 006-0293-001-0000, 006-0293-002-0000, 006-0293-026-0000, District 3

Recommendation: Review and Comment - Capitol Area Development Authority (CADA) requests review and comment for the construction of a five (5) story, 30 unit residential building with approximately 5,847square feet of ground floor retail on .44± acres in the General Commercial (C-2) zone.

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

10. **Workshop: Land Use Issues Related to Water Utilities and draft Delta Plan**
Location: Citywide

Recommendation: Receive and File

Contact: Dave Brent, Legislative Affairs Coordinator, 916-808-1420, Department of Utilities; Scot Mende, New Growth Manager, 916-808-4756, Department of Community Development

Public Comments- Matters Not on the Agenda

11. **To be announced.**

Questions, Ideas and Announcements of Commission Members

12. **To be announced.**

Adjournment