



# 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:

*Greg Bitter, Principal Planner  
Sheryl Patterson, 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](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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# MINUTES

**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 - 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 24, 2011**

**Location:** Citywide

**Recommendation:** Approve Commission Minutes from March 24, 2011.

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

**Commissioner Notestine requested that the March 24, 2011 minutes be amended for Item #3, Provence, P09-006, to show that Commissioner Notestine recused himself from the item and did not vote for the project as indicated in the minutes.**

**Action: Moved, seconded, and carried (Molander/Contreras; 10:0:0)**

### 2. **M11-009 Work Program: Telecommunications Facilities**

**Location:** Citywide

**Recommendation:** Receive and File

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

**Action: Received and Filed.**

## 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

**Action: Received and Filed. Commissioners requested that staff report back regarding impact of budget reductions on Department work program.**

### 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

**Public comments made by applicant Andrea Rosen and Alan LoFaso.**

**Action: Moved, seconded, and carried (Harvey/Contrerez; 10:0:0) to continue item to June 9, 2011.**

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

**Public comment made by Singh.**

**Action: Moved, seconded, and carried (Molander/Pugh; 9:1:0, No - Notestine) to approve staff recommendation.**

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

**Public comment made by Tony Lopez, Frank Louie, Joseph Fong, Don Knutson, James Moses, Marc Howle and Douglas Hepper.**

**Action: Moved, seconded, and carried (Contreraz/Mendez; 10:0:0) to approve staff recommendation.**

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
- Public comment made by Peter Manston.**
- Substitute Motion: Moved, seconded (Harvey/Contreraz; 5:5:0, No – Mendez, Molander, Pugh, Smira, Declines) to require the north and west signs illumination end no later than 10:00 p.m. Motion failed.**
- Action: Moved, seconded, and carried (Pugh/Smira; 8:2:0, No – Contreraz, Harvey) to approve staff recommendation with the condition requiring the hours of the sign illumination to end when the business is closed to the public.**

8. **P10-093 Muslim Mosque Association Annex** (Noticed 4/4/11)  
**Location:** 2110 5<sup>th</sup> 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
- Public comment made by Rashid Ahmad, Gregory McCrea, Susan Bush, Basim Elkarra, Tony Lopez, Paul Trudeau, Javed T. Siddiqui and Patrick Slesicki.**
- Action: Moved, seconded, and carried (Harvey/Notestine; 10:0:0) to approve staff recommendation with the amended conditions that Advisory Note #3 be added as a condition of approval to require “Good Neighbor” policies.**

### 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 16<sup>th</sup> 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

**Action: Project reviewed and comments provided.**

**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

**Action: Received and commented.**

**Public Comments- Matters Not on the Agenda**

11. eComment received opposing the proposed McDonalds Restaurant on Stockton at 2nd Avenue.

**Questions, Ideas and Announcements of Commission Members**

12. Commissioner Yee thanked Commissioner Notestine for bringing forth the Planning Commissioner training workshops at no charge to the commissioners' attention. The workshops are sponsored by SACOG and the Sacramento Valley Section of the American Planning Association. Commissioner Yee encouraged the Planning Commissioners to continue to attend the workshops.
13. Principal Planner Greg Bitter said the next Planning Commission meeting on May 12, 2011 will be in Historic City Hall. The preliminary agenda for this meeting includes, but is not limited to 700 K Block and 800 K Block projects for final action, community gardens, Telecommunications workplan, 2011 General Plan CIP Consistency Review and Solar Code update.
14. Commissioner Yee mentioned that the commission is receiving fewer cell tower projects.
15. Commissioner Harvey asked if workshops could be presented at the beginning rather than at the end of the Planning Commission meetings.
16. Commissioners Mendez asked Greg Bitter if the Community Development Department could have other departments involved in alley activation.

**Commissioner Yee said the downward economy is a good time for the department and commission to be proactive.**

Adjournment – 10:00 p.m.