



Minutes City of Sacramento Planning Commission

1

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
Sabina Gilbert, Senior Deputy City Attorney*

*Historic City Hall
915 I Street, 2nd Floor Hearing Room*

May 12, 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.



我們講中文 · Hablamos Español · Мы говорим по-русски · ພວກເຮົາເວົ້າພາສາລາວໄດ້ · Ped hais lus Hmoob · Chúng tôi nói tiếng Việt

MINUTES

May 12, 2011

*Historic City Hall
915 I Street – 2nd Floor Hearing Room*

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 Burchill and Pugh.

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 April 14, 2011**

Location: Citywide

Recommendation: Approve Commission Minutes from April 14, 2011.

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

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

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. **P10-083** 500 Eleanor Avenue Two-Unit Development (Noticed 5/2/11)

Location: 500 Eleanor Avenue, 263-0163-001-0000, District 2

Recommendation: Forward Recommendations of Approval to City Council: Item

A: Environmental Exemption (Per CEQA 15332); **Item B:** Rezone- 0.2 acre parcel

from R-1 to R-1A; **Item C:** Tentative Map to subdivide one parcel into two parcels; **Item D:** Special Permit-Residential to construct two single-family homes in the R-1A zone.

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

Public Comment made by Ken Cross.

Action: Moved, seconded, and carried (Declines/Contreraz; 8:0:2, Absent – Burchill, Pugh) to forward recommendations of approval to City Council.

4. P10-087 700 Block (Noticed 5/2/11)

Location: 700 K Street, 006-0096-002-0000, 006-0096-003-0000, 006-0096-004-0000, 006-0096-005-0000, 006-0096-006-0000, 006-0096-007-0000, 006-0096-008-0000, 006-0096-009-0000, 006-0096-010-0000, 006-0096-018-0000, 006-0096-019-0000, District 1

Recommendation: Approve - Item A: Environmental Impact Report; **Item B:** Mitigation Monitoring Plan; **Item C:** Special Permit-Major Project for a mixed use project over 75,000 square feet; **Item D:** Special Permit-Parking to partially waive parking for new residential units.

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

Public Comment made by Chris Holm.

Action: Moved, seconded, and carried (Notestine/Smira, 8:0:2, Absent – Burchill, Pugh) to approve staff recommendation.

5. P11-003 Great Beginnings Private School (Noticed 5/2/11)

Location: 3031 Franklin Boulevard, 013-0137-015-0000, District 5

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit to establish a K-6th grade private school.

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

Action: Moved, seconded, and carried (Conterez/Notestine, 8:0:2, Absent – Burchill, Pugh) to approve staff recommendation.

6. P11-007 Sierra Waste Wood Grinding & Recycling Co. (Noticed 5/2/11)

Location: 8260 Berry Avenue, 040-0121-022-0000, District 6

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15061(b)(3)); **Item B:** Special Permit to establish a Construction, Demolition and Inert Debris (CDI) major recycling facility; **Item C:** Special Permit-Major Modification to expand an existing wood chipping and grinding greenwaste facility by increasing tonnage of material per day.

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

Action: Moved, seconded, and carried (Notestine/Conteraz, 7:0:3, Recuse – Smira, Absent – Burchill, Pugh) to approve staff recommendation.

7. **P11-009 800 Block Project** (Noticed 5/2/11)
Location: 800 K 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: Approve - Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Special Permit-Major Project for buildings over 75,000 square feet; **Item C:** Special Permit-Parking Reduction; **Item D:** Variance to reduce parking maneuvering from 26 feet to 24 feet.

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

Supplemental Material was provided.

Public Comment made by Chris Holm.

Action: Moved, seconded, and carried (Harvey/Mendez, 8:0:2, Absent – Burchill, Pugh) to approve staff recommendation as amended. The following conditions were amended; B22 to remove the 20 foot setback requirement for gates and make the approval of vehicle stacking distance subject to approval of the Department of Transportation and the Police Department, B51 was stricken in its entirety, C3 to allow a minimum of 143 parking spaces and a maximum of 224 parking spaces, and ADV32 to delete the requirement for RT approval prior to the special permit approval.

8. **P11-020 River City Food Bank** (Noticed 5/2/11)
Location: 1800 28th Street, 010-0051-003-0000, District 4
Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit to establish a non-profit food storage and distribution use.
Contact: Elise Gumm, Associate Planner, 916-808-1927, Stacia Cosgrove, Senior Planner, 916-808-7110

Supplemental Material was provided.

eComment received by Frank Lindsen in opposition to the project.

Public Comment made by Sorena Duran.

Action: Moved, seconded, and carried (Molander/Smira, 8:0:2, Absent – Burchill, Pugh) to approve staff recommendation.

9. **M11-006 Solar Facilities Zoning Code Update** (Noticed 5/2/11)
Location: Citywide
Recommendation: Forward Recommendations of Approval to City Council: Item A: Environmental Exemption (Per CEQA 15378); **Item B:** Ordinance amending Title 17 of the Sacramento City Code (Zoning Code) relating to Solar Energy Systems-Commercial.

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

Action: Moved, seconded, and carried (Notestine/Molander, 7:1:2, No – Harvey, Absent – Burchill, Pugh) to forward a recommendation to City Council that the ordinance be changed to provide uniform permitting standards for solar energy systems-commercial, whether located on a lot owned by the city or located on a lot not owned by the city.

10. M11-010 Community Gardens (Noticed 5/2/11)

Location: Citywide

Recommendation: Forward Recommendations of Approval to City Council: **Item A:** Environmental Exemption (Per CEQA 15061(b)(3)); **Item B:** Ordinance amending Title 17 of the Sacramento City Code (Zoning Code) relating to community gardens.

Contact: Joy Patterson, Principal Planner, 916-808-5607

eComment received by Fatima Malik in opposition to the project.

Public Comments made by Randy Stannard, James Cathcart, Jellether Moore, Rev. Ashiya Odeye, Earl Withycombe and Asael Sala.

Action: Moved, seconded, and carried (Molander/Notestine, 7:1:2, No – Harvey, Absent – Burchill, Pugh) to forward the proposed ordinance to City Council without a recommendation, to request the City Council to take into consideration the individual comments of the Planning Commissioners when it hears and considers the proposed ordinance, and to direct staff to transmit the Commissioner comments to the City Council.

Staff Reports

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

11. LR11-001 Review of City FY 2011/16 Capital Improvement Program (CIP) for Conformity with the 2030 General Plan

Location: Citywide

Recommendation: Review and forward to City Council a report on the Conformity of the FY 2011/16 Capital Improvement Program with the City's 2030 General Plan.

Contact: Teresa Haenggli, Associate Planner, 916-808-7554; Jim McDonald, AICP, Senior Planner, 916-808-5723

Action: Moved, seconded, and carried (Notestine/Conteraz, 8:0:2, Absent – Burchill, Pugh) to forward to City Council for adoption.

12. M11-009 Telecommunications Facilities Work Program

Location: Citywide

Recommendation: Receive and File

Contact: Sandra Yope, Senior Planner, 916-808-7158; Joy Patterson, Principal Planner, 916-808-5607

Public Comment made by Greg Hatfield.

Action: Received and commented.

Public Comments- Matters Not on the Agenda

13. None

Questions, Ideas and Announcements of Commission Members

14. Commissioner Molander recommended that the commissioners take the water treatment plan tour.

15. Commissioner Notestine discussed the recent Planning Commissioner training, sponsored by SACOG and the Sacramento Valley Section of the American Planning Association.

Adjournment 10:05 p.m.