Minutes
City of Sacramento
Planning Commission

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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
Bill Wong

CITY STAFF:

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

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

June 9, 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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MINUTES

June 9, 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 – 5:32 p.m.

Roll Call – All commissioners present except Pugh and Contreraz. Contreraz arrived at 5:36 PM.

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 May 12, 2011
Location: Citywide

Recommendation: Approve Commission Minutes from May 12, 2011.

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

Action: Moved, seconded, and carried (Harvey/Declines; 8:0:3, Abstain-Burchill, Wong, Absent-Pugh) to approve minutes.

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. Greg Bitter noted the Special Planning Commission meeting on June 22, 2011 to be held in the council chambers. Projects at this meeting will consist of the Northwest Land Park project and the Old Sacramento General Plan presentation. Commissioner Notestine may have to recuse himself from the Northwest Land Park project.

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. P10-089 Courtyard Condominiums (Noticed 3/30/11) (Continued from 4/14/11)

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 July 14, 2011.

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

Action: Moved, seconded, and carried (Notestine/Declines; 10:0:1, Absent-Pugh) to continue project to a date certain, July 14, 2011.

4. P10-082 1341 Burnett Way Rezone and Special Permit (Noticed 5/30/11)
Location: 1341 Burnett Way, 009-0291-024-0000, District 4

Recommendation: Forward Recommendations of Approval to City Council: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Rezone of 5,727 sq. ft. from the Standard Single-family (R-1) to Residential Office (RO) zone; **Item C:** Special Permit to establish an office use in the Residential Office (RO) zone.

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

Public comment made by Linda Roye and Jon Jensen.

Action: Moved, seconded, and carried (Harvey/Contreraz; 7:3:1, No-Smira, Declines, Yee; Absent-Pugh) to forward recommendations of approval to City Council with amended conditions.

5. P11-001 Masjid As-Sabur Religious Facility (Noticed 5/30/11)
Location: 4920 15th Avenue, 021-0023-003-0000, District 5

Recommendation: Approve – Item A: Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Special Permit-Church to establish a 3,435 square foot religious facility on approximately 0.643 acres in the Residential Mixed Use (RMX) zone.

Contact: Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659

Action: Moved, seconded, and carried (Contreraz/Molander; 10:0:1, Absent-Pugh) to approve staff recommendation.

6. P11-011 Track 7 Brewing Company (Noticed 5/30/11)
Location: 3747 W. Pacific Avenue, 019-0023-025-0000, District 5

Recommendation: Approve – Item A: Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Special Permit-Alcohol to allow alcohol sales in conjunction with a brewery and onsite tasting room; **Item C:** Special Permit-Parking Reduction to waive one required parking space for a brewery and tasting room.

Contact: Evan Compton, Associate Planner, 916-808-5260; Lindsey Alagozian, Senior Planner, 916-808-2659

Substitute motion: Moved, seconded (Contreraz/Wong; 2:7:2, No-Molander, Mendez, Declines, Smira, Burchill, Notestine, Yee; Recusal-Harvey; Absent-Pugh) to approve staff recommendation with the condition to remove the prohibition of live music and to regulate tasting room hours. Motion fails.

Action: Moved, seconded, and carried (Smira/Mendez; 8:1:2, No-Wong, Recusal-Harvey, Absent-Pugh) to approve staff recommendation with the condition to remove the prohibition of live music.

7. P11-023 East Sac Self Storage (Noticed 5/30/11)
Location: 3301 S Street, 010-0063-011-0000, District 4

Recommendation: Approve – Item A: Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Special Permit to locate a 74,558 square-foot mini storage facility in an existing vacant building in the C-2-SPD zone.

Contact: David Hung, Associate Planner, 916-808-5530; Greg Bitter, Principal Planner, 916-808-7816

Action: Moved, seconded, and carried (Molander/Smira; 8:2:1; No-Notestine, Declines; Absent-Pugh) to approve staff recommendation with the amended condition to provide screening at the northern property line fence abutting light rail track.

Staff Reports

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

None

Public Comments- Matters Not on the Agenda

8. None.

Questions, Ideas and Announcements of Commission Members

9. Commissioner Molander asked the commission to provide their opinions on commissioners attending community meetings. She would like to attend the Northwest Land Park community meeting on June 20th before the Special Meeting.

10. Vice Chair Contreraz asked staff about the previously proposed 7-Eleven project on Commerce Way related to selling hard liquor. Greg Bitter provided information to the commission.

11. Commissioner Harvey informed the commission there will be a presentation of the Old Sacramento General Plan at the next meeting. It will be review and comment only and limited to brief discussion.

12. Commissioner Burchill reported on a couple events she had attended. The Urban Land Institute Young Leaders group discussion and tour on the River District

Specific Plan. She mentioned that Commissioner Notestine has taken the lead on Planning Commissioner trainings sponsored by SACOG and the Sacramento Valley APA. She noted an upcoming working on Transportation on June 25th. Commissioner Notestine noted that upcoming training at Rancho Cordova City Hall will consist of smart growth, transportation, urban design, and communication.

13. Greg Bitter informed the commission that the Environmental Impact Report (EIR) for the Northwest Land Park project is available online.

14. Chair Yee reminded the commission that the next Planning Commission meeting is a Special Meeting on Wednesday, June 22nd at 5:30 PM in the Council Chambers.

Adjournment – 8:09 PM