



Special Meeting Minutes City of Sacramento Planning Commission

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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
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 22, 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

June 22, 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.

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.

- P10-039 Northwest Land Park** (Noticed on 6/10/11)
Location: Area bounded by Broadway on the north, 5th Street on the east, McClatchy Way on the south and I-5 on the west. 009-0030-019-0000, 009-0030-043-0000, 009-0030-045-0000, 009-0223-007-0000, 009-0223-012-0000, 009-0223-013-0000, 009-0223-016-0000, 009-0237-018-0000, 009-0270-009-0000, 009-0270-015-0000, 009-0270-017-0000, 009-0270-028-0000, 009-0270-029-0000, 009-0270-032-0000, 009-0270-033-0000, 009-0286-001-0000, 009-0286-012-0000, 009-0286-013-0000, 009-0286-014-0000, 009-0286-018-0000, 009-0030-008-0000, District 4
Recommendation: Forward Recommendations of Approval to City Council- Item A: Environmental Impact Report; **Item B:** Mitigation Monitoring and Reporting Program; **Item C:** Development Agreement between the City of Sacramento and Northwest Land Park, LLC, the CHY Company, CHY II, and Cousins Market; **Item D:** Rezone approximately 31.7 gross acres to proposed R-4-PUD, C-2-PUD, and C-1-PUD zones; **Item E:** Planned Unit Development Designation, Guidelines, and Schematic Plan for the Northwest Land Park Planned Unit Development; **Item F:** Bikeway Master Plan Amendment for the Northwest Land Park development; **Item G:** Tentative Map to subdivide approximately 8.1 gross acres into 17 condominium lots, three private street lots and one temporary detention basin lot; **Item H:** Subdivision Modification to allow non-standard elbow; **Item I:** Special Permit to construct 201 condominiums in the proposed R-4-PUD zone.

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

Action: Moved, seconded, and carried (Harvey/Contreras; 11:0:0) to continue project to July 14, 2011.

Staff Reports

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

- Old Sacramento State Historic Park General Plan**

Location: Old Sacramento

Recommendation: Review and Comment- Presentation on the Old Sacramento State Historic Park General Plan

Contact: Tom Pace, Long Range Planning Manager, 916-808-6848

Action: Received and filed.

Public Comments- Matters Not on the Agenda

3. None.

Questions, Ideas and Announcements of Commission Members

4. Principal Planner Greg Bitter said the Northwest Land Park project applicant had requested a continuance to July 14, 2011.
5. Staff is looking into the feasibility of a second Planning Commission meeting in July. The meeting is tentatively scheduled for July 28, 2011. The commissioners will be polled for availability.
6. Greg Bitter said that at the last meeting Vice-Chair Contreras brought up the issue of the 7-Eleven on Commerce Way in North Natomas operating as a liquor store and not as a convenience market. A site visit by staff showed that was indeed the case, and a code enforcement case has been opened. Vice-Chair Contreras thanked staff for addressing this issue. Chair Yee asked if staff could keep the commission apprised of further developments.
7. Greg Bitter said that the City Council adopted the 2011-2012 budget. The Community Development Department is losing 8.0 FTE positions including 2.0 FTE Planners, effective June 30, 2011.
8. Commissioner Notestine noted that the second Transportation Mobility Planning Commissioner training will be this Saturday (June 25, 2011) at Rancho Cordova City Hall at 9:00 a.m.
9. Commissioner Pugh said he will be stepping down from his position of Planning Commissioner effective immediately. He said enjoyed his time serving on the commission. Chair Yee thanked Commissioner Pugh for his participation.

Adjournment – 6:34 p.m.