



Minutes City of Sacramento Planning Commission

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COMMISSION MEMBERS:

*Anna Molander
Michael Mendez, MCP
Philip Harvey*

*(Vacant)
Joseph Contreras, Vice-Chair
Michael Notestine
Rommel Declines*

*Joseph Yee, AIA, Chair
Michelle Smira
Kiyomi Burchill
William Wong*

CITY STAFF:

*Greg Bitter, Principal Planner
Sheryl Patterson, Senior Deputy City Attorney*

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

July 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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MINUTES

July 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 June 9, 2011 and June 22, 2011**

Location: Citywide

Recommendation: Approve Commission Minutes from June 9, 2011 and June 22, 2011.

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

Action: Moved, seconded, and carried (Notestine/Declines; 10:0:0) to approve June 9, 2011 minutes.

Action: Moved, seconded, and carried (Notestine/Declines; 10:0:0) to approve June 22, 2011 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.

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. **P10-039 Northwest Land Park (Continued from 6/22/11) (Noticed 7/1/11)**

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; Stacia Cosgrove, Senior Planner, 916-808-7110

Public comment made by Jon Jensen, Mark Abrahams, Patrick Kennedy, Jeff Setzer, Bill Harrell, Luree Stetson, and Donna Huntingdale.

Action: Moved, seconded, and carried (Smira/Mendez; 9:0:1, Recusal-Notestine) to forward recommendation of approval to City Council, including the supplemental materials and the errata for EIR mitigation measure.

4. **P10-089 24th & T Street Residences** (Continued from 6/9/11) (Noticed 7/1/11)
Location: Northwest corner of 24th Street and T Street, 010-0036-021-0000, District 4
Recommendation: Continue to Planning Commission Special Meeting of July 28, 2011.
Contact: David Hung, Associate Planner, 916-808-5530; Gregory Bitter, Principal Planner, 916-808-7816
Action: Moved, seconded, and carried (Notestine/Harvey; 10:0:0) to continue to Planning Commission Special Meeting of July 28, 2011.

5. **P11-043 Kelsey Village** (Noticed 7/1/11)
Location: 2830 Stockton Boulevard, 014-0123-032-0000, District 5
Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15302); **Item B:** A Special Permit to construct a 20-unit apartment building in the General Commercial (C-2-SPD) Zone; **Item C:** Special Permit-Parking Reduction to waive 23 required parking spaces; **Item D:** Special Permit-Gated Development for a 20-unit special needs apartment building.
Contact: Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659

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

Staff Reports

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

6. LR11-003 General Plan Implementation – Green Development

Location: Citywide

Recommendation: Review and Comment

Contact: Tom Pace, Principal Planner, 916-808-6848

Public comment made by Eric Rasmusson.

Action: Project reviewed and comments provided by the Commission.

Public Comments- Matters Not on the Agenda

- 7. Eric Ash spoke to the commission about specific green improvements to new and old home renovations.**

Questions, Ideas and Announcements of Commission Members

- 8. Chair Yee spoke to the commission about the City Clerk's Office evaluation of all the boards and commissions. He asked staff to agendaize an item for further discussion of combining the Planning and Design Commission. The item will be on the July 28, 2011 Planning Commission agenda as the last item in case time does not allow for discussion at that meeting.**
- 9. Commissioner Contreraz asked about the Commissions' policy and procedures and when it will be heard at the Commission.**

Adjournment – 8:50 PM