



Special Meeting 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
Bill Wong*

CITY STAFF:

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

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

July 28, 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

July 28, 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 except Commissioner Notestine who arrived at 6:22 p.m.

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 July 14, 2011**

Location: Citywide

Recommendation: Approve Commission Minutes from July 14, 2011.

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

Action: Moved, seconded, and carried (Declines/Smira; 9:0:1, Absent - Notestine) to approve July 14, 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. **P10-089 24th & T Residences** (Continued from 7/14/11) (Noticed on 7/18/11)

Location: 1918 24th Street (Northwest corner of T Street and 24th Street),
010-0036-021-0000, District 4

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15332);
Item B: Development Plan Review-New Site Plan to construct a five-unit apartment complex in the R-3A zone; **Item C:** Special Permit to reduce the required street side

setback from five feet to two feet for an accessory structure; **Item D:** Variance to waive the required trash enclosure for a multi-family development.

Contact: David Hung, Associate Planner, 916-808-5530; Sandra Yope, Senior Planner, 916-808-7158; Gregory Bitter, Principal Planner, 916-808-7816

Public comment made by Susan Woodward, Alan LoFaso, Heather Scott, Bill Robertson, Peter Manston, Paul Menard and Kay Kneprath.

Action: Moved, seconded, and carried (Harvey/Molander; 10:0:0) to approve staff recommendations with amended conditions.

4. **P11-017 Tentative Map for Mercy General Hospital** (Noticed on 7/18/11)

Location: 4001 J Street, 008-0034-042-0000, 008-0034-043-0000, 008-0034-044-0000, 008-0034-045-0000, 008-0034-046-0000, 008-0034-048-0000, 008-0034-049-0000, 008-0041-019-0000, 008-0500-001-0000, 008-0500-001-0001, 008-0500-001-0002, 008-0500-001-0003, 008-0500-001-0004, 008-0500-001-0005, 008-0500-001-0006, 008-0500-001-0007, 008-0500-001-0009, 008-0500-001-0010, 008-0500-001-0011, 008-0500-001-0014, 008-0500-001-0015, District 3

Recommendation: Approve: Item A: A Previously Certified Environmental Impact Report and Mitigation Monitoring Program; **Item B:** Tentative Map to revise a previously approved tentative map to create three additional parcels for a total of five parcels: 1) Residential Complex, 2) Mercy Hospital, 3) Mercy Medical Plaza Building A, 4) Mercy Medical Plaza Building B, and 5) Mercy Medical Plaza Common Area.

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

Public comment made by Melanie Conover.

Action: Moved, seconded, and carried (Harvey/Smira; 9:0:1, Absent - Notestine) to approve staff recommendations.

5. **P11-024 Zansa Design** (Noticed on 7/18/11)

Location: 6607 Heatherwood Way, 029-0273-009-0000, District 4

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Variance-Lot Coverage to exceed the 40% maximum front yard paving allowance for an existing single family home in Standard Single-Family (R-1) zone; **Deny: Item C:** Variance-Fence/Wall to deviate from the front yard fencing requirements by providing a semi-closed tubular steel fence taller than 4 feet.

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

Public comment made by Arthur Williams and Aimee Woods.

Action: Moved, seconded, and carried (Molander/Mendez; 9:0:1, Absent - Notestine) to approve Items A, B, C with amended findings of fact and conditions.

6. **P11-033 Capitol West PUD Signage Amendment** (Noticed on 7/18/11)
Location: 2251 Harvard Street, 277-0151-026-0000, District 3
Recommendation: Withdrawn By Staff
Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590, Lindsey Alagozian, Senior Planner, 916-808-2659
Action: Item Withdrawn
7. **P11-050 Township 9 DA Amendment** (Noticed on 7/18/11)
Location: 426 North 7th Street, 001-0020-045-0000, District 1
Recommendation: Continue to August 11, 2011
Contact: Gregory Bitter, Principal Planner, 916-808-7816
Action: Item Withdrawn, to be re-noticed.

Staff Reports

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

8. **Planning Commission and Design Commission Potential Consolidation Discussion**
Location: Citywide
Recommendation: Review and File
Contact: Gregory Bitter, Principal Planner, 916-808-7816
Action: Received and Filed. The Commission will submit Planning Commissioner comments regarding consolidation of Planning and Design Commissions to the Personnel and Public Employees Committee. Staff will report back at the next Planning Commission meeting.

Public Comments- Matters Not on the Agenda

9. **None**

Questions, Ideas and Announcements of Commission Members

10. **Commissioner Conteraz asked about the notification process for demolitions. Planning Director David Kwong explained the City Code relating to demolitions.**
11. **Commissioner Mendez is teaching a Climate Action Plan at UC Berkeley. His students will be conducting a draft presentation on August 4, 2011 at the State Capitol Assembly building and invited Planning Commissioners to attend.**
12. **Commissioner Harvey noted that Mayor Kevin Johnson announced that the Building and Planning Divisions will be online and congratulated Director Max Fernandez and Planning Director David Kwong for completing this project.**

13. Vice-Chair Conteraz noted that the State Department of Transportation will be contacting Principal Planner Greg Bitter about a tour.
14. Commissioner Smira indicated that she has received calls about medical marijuana dispensaries. Principal Planner Greg Bitter said that the City Council ordinance allows current medical marijuana dispensaries to complete the Special Permit process by January 6, 2012. Applications are currently being received and will be heard by Planning Commission.
15. Vice-Chair Conteraz asked Principal Planner Greg Bitter about the 7 Eleven Natomas Food and Liquor alcohol sales approval.
16. Commissioner Notestine mentioned that Commissioner Mendez' home recently appeared in Midtown magazine.
17. Commissioner Harvey said he will miss the September 8, 2011 Planning Commission meeting.
18. Principal Planner Greg Bitter announced that the City of Sacramento will receive an award for large jurisdictions for the River District project from California Chapter of American Planning Association.
19. Commissioner Mendez asked about the McDonalds project on Stockton Boulevard. A reassigned traffic study is underway and the project is not currently scheduled for a hearing.
20. Commissioner Declines indicated that he will miss the November Planning Commission meeting.

Adjournment – 8:38 p.m.