



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:

*Joy Patterson, Principal Planner
Sabina Gilbert, Senior Deputy City Attorney*

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

August 11, 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

August 11, 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 July 28, 2011**

Location: Citywide

Recommendation: Approve Commission Minutes from July 28, 2011.

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

Action: Moved, seconded, and carried (Contreraz/Smira, 10:0:0) to approve July 28, 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: Joy Patterson, Principal Planner, 916-808-5607

1) Update of on-going conversations between staff and Personnel and Public Employees Committee regarding the proposed consolidation of the Planning and Design Commissions; 2) The community garden ordinance was adopted by City Council on July 26, 2011. The ordinance is effective 30 days from adoption; 3) Planning Director David Kwong is currently serving as interim Community Development Department (CDD) Director while CDD Director Max Fernandez is leading a city-wide reorganization effort as directed by the City Council.

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. P11-050 Township 9 Development Agreement Amendment** (Noticed on 7/18/11)
(Continued from 7/28/11)
Location: 426 North 7th Street, 001-0020-045-0000, District 1
Recommendation: Withdraw and re-notice
Contact: Gregory Bitter, Principal Planner, 916-808-7816
Action: Item withdrawn, to be re-noticed.
- 4. M11-002 2011A Regulatory Improvement Zoning Code Changes** (Noticed on 8/1/11)
Location: Citywide
Recommendation: Forward Recommendations of Approval to City Council: Item A: Ordinance amending sections of Title 17 (The Zoning Code) relating to development application processing and code maintenance.
Contact: Sandra Yope, Senior Planner, 916-808-7158
Action: Moved, seconded, and carried (Notestine/Harvey, 10:0:0) to forward recommendation of approval to City Council.
- 5. P07-093 Grand Avenue Duplex** (Noticed on 8/1/11)
Location: 2265 and 2261 Grand Avenue, 252-0092-045-0000, District 2
Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15303 Small Structures); **Item B:** Special Permit-Residential to construct a duplex on approximately 0.16 acres in the General Commercial (C-2) zone.
Contact: Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659
Action: Moved, seconded, and carried (Harvey//Notestine, 10:0:0) to approve staff recommendations.
- 6. P11-008 Natomas High School Stadium Light AT&T Cellular** (Noticed on 8/1/11)
Location: 3301 Fong Ranch Road, 225-0170-063-0000, District 1
Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301 - Existing Facilities); **Item B:** Special Permit-Antennas/Wireless to allow a 112.5 foot stadium light with cellular facility on approximately 57.24 acres in the Agricultural (A) zone.
Contact: Evan Compton, Associate Planner, 916-808-5260; Lindsey Alagozian, Senior Planner, 916-808-2659
Public comments made by Cynthia Campbell and Alan Campbell.
Action: Moved, seconded, and carried (Smira/Harvey, 9:0:1, Recuse - Declines) to approve staff recommendations.

7. **P11-012 El Camino Walgreens Alcohol Sales** (Noticed on 8/1/11)
Location: 840 El Camino Avenue, 275-0054-030-0000, District 2
Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301 Existing Facilities); **Item B:** Special Permit-Alcohol to allow beer and wine sales at an existing Walgreens store located in the General Commercial (C-2) zone.
Contact: Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659
Supplemental material provided by staff.
Action: Moved, seconded, and carried (Contreraz /Harvey, 10:0:0) to approve staff recommendations with amended conditions.
8. **P11-026 Chase Bank Drive Through ATM** (Noticed on 8/1/11)
Location: 8389 Folsom Boulevard, 079-0163-002-0000, District 6
Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301 Existing Facilities); **Item B:** Special Permit-Drive Thru for a new drive through Auto Teller Machine (ATM) on approximately 11.2 acres in the General Commercial (C-2) zone; **Item C:** Variance to reduce the required stacking depth for a new bank drive through.
Contact: Evan Compton, Associate Planner, 916-808-5260; Stacia Cosgrove, Senior Planner, 916-808-7110
Action: Moved, seconded, and carried (Mendez/Molander, 10:0:0) to approve staff recommendations.
9. **P11-030 Gearhead Garage** (Noticed on 8/1/11)
Location: 555 Display Way, 250-0040-048-0000, 250-0040-052-0000, District 2
Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301 Existing Facilities); **Item B:** Planned Unit Dev-Guidelines Amended an amendment to the Norwood/I-80 Planned Unit Development Guidelines; **Item C:** Development Plan Review-New Site Plan to allow an auto restoration business occupy an existing industrial building.
Contact: Heather Forest, Associate Planner, 916-808-5008; Lindsey Alagozian, Senior Planner, 916-808-2659
Public Comment made by Linda Budge.
Item C was withdrawn by staff.
Action: Moved, seconded, and carried (Harvey/Notestine, 10:0:0) to approve staff recommendations.
10. **P11-044 Unity Non Profit Collective** (Noticed on 8/1/11)
Location: 1832 Tribute Road # E, 277-0282-005-0000, District 3
Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301 Existing Facilities); **Item B:** Special Permit-Medical Marijuana Dispensary a request to locate a medical marijuana dispensary in the C-2-R-PUD zone.

Contact: Dana Allen, Associate Planner, 916-808-2762; Lindsey Alagozian, Senior Planner, 916-808-2659

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

Staff Reports

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

None

Public Comments- Matters Not on the Agenda

11. None

Questions, Ideas and Announcements of Commission Members

12. Chair Yee asked staff for a report back on medical marijuana dispensaries to Planning Commission in 12 to 15 months.
13. Chair Yee asked if staff could advise the Planning Commission of consolidation discussions with the Personnel and Public Employees Committee.
14. Principal Planner Joy Patterson explained that the background information in the staff reports for future medical marijuana dispensary applications will be similar to the report reviewed by commission tonight. Fourteen applications have been received by planning staff with a possibility of 20 more to be filed. Two Planning Commission meetings are anticipated in both September and October largely to facilitate medical marijuana dispensary application hearings.
15. Commissioner Mendez thanked Commissioner Burchill for serving on the UC Berkeley Climate Action Plan for the Sacramento Roundtable discussion at the State Capitol.
16. Commissioners Molander and Harvey discussed how to enhance and streamline the application process. Commissioner Declines mentioned the importance of receiving feedback on our processes from our customers. Principal Joy Patterson said that in the past CDD had ways to educate the public such as surveys, suggestion boxes and focus groups. Chair Yee asked staff to schedule a Planning Commission workshop to discuss various processes and procedures.
17. Commissioner Molander and Chair Yee discussed the Capitol Mall Design competition adopted by City Council and created by Urban Design staff, the American Planning Association (APA) and the Central Valley Chapter of the American Institute of Architects (AIA).
18. Commissioner Notestine asked if staff could provide an update to the public notification process as part of the commission workshop.

Adjournment – 7:45 p.m.