Agenda
City of Sacramento
Planning Commission

COMMISSION MEMBERS:

Anna Molander
Michael Mendez, MCP
Philip Harvey

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

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

CITY STAFF:

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

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

September 8, 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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AGENDA

September 8, 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

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 August 11, 2011
Location: Citywide

Recommendation: Approve Commission Minutes from August 11, 2011.

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

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

3. Director's Report - **Commission Consolidation** (Oral)
Location: Citywide

Recommendation: Receive and File- Commission Consolidation.

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

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.

4. LR11-004 Floodplain Management and Risk Notification Codes (Noticed on August 26, 2011)
Location: Citywide

Recommendation: Forward Recommendations of Approval to City Council: Item A: Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Adopt the Flood Management and Risk Notification Ordinance, including the relocation of existing City Code provisions from Chapter 17.156 to Chapter 15.104.

Contact: Jim McDonald, Senior Planner, AICP, CFM, 808-5723; Greg Bitter, Principal Planner, 916-808-7816

5. P11-031 Capitol Beer and Tap Room (Noticed on August 26, 2011)
Location: 2220 Fair Oaks Boulevard, 295-0381-003-0000, District 3

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Special Permit-Alcohol to allow an onsite beer tasting room on approximately 7.66 acres in the Shopping Center (SC-PUD) zone and located in the Campus Commons Planned Unit Development; **Item C:** Special Permit-Alcohol to allow retail alcohol sales for offsite consumption.

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

6. P11-032 NMCI Medical Clinic (Noticed on August 26, 2011)
Location: 3325 J Street, 007-0062-027-0000, District 3

Recommendation: Forward Recommendations of Approval to City Council: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Rezone an approximately 0.16 acre parcel from R-4-SPD to C-1-SPD.

Contact: David Hung, Associate Planner, 916-808-5530; Stacia Cosgrove, Senior Planner, 916-808-7110

7. P11-037 The River Church (Noticed on August 26, 2011)
Location: 4080 Truxel Road, 225-1250-052-0000, District 1

Recommendation: Continue to September 22, 2011 Planning Commission meeting.

Contact: David Hung, Associate Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659

8. P11-045 2601 24th Street (Noticed on August 26, 2011)
Location: 2601 24th Street, 010-0351-021-0000, District 5

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15311-Accessory Structures); **Item B:** Special Permit-Parking to partially waive required parking for an existing office building in the Multifamily (R-4) zone; **Item C:** Special Permit-Parking to allow attendant parking for an existing office building; **Item D:** Variance to allow three compact parking spaces on Sloat Way which exceeds the 40% compact space standards; **Item E:** Variance to allow the use of the public right-of-way for the required maneuvering area for three parking spaces on Sloat Way; **Item F:** Variance to reduce the minimum stall depth from 16 feet to 14 feet for three parking spaces on Sloat Way; and **Item G:** Variance to deviate from the required 50% tree shading requirements for three parking spaces on Sloat Way.

Contact: Evan Compton, Associate Planner, 916-808-5260; Sandra Yope, Senior Planner, 916-808-7158

Staff Reports

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

9. M11-009 Telecommunications Facilities Work Program Update
Location: Citywide

Recommendation: Receive and File

Contact: Sandra Yope, Senior Planner, 916-808-7158

Public Comments- Matters Not on the Agenda

10. To be announced.

Questions, Ideas and Announcements of Commission Members

11. To be announced.

Adjournment