



Minutes City of Sacramento Planning Commission

COMMISSION MEMBERS

<i>Anna Molander</i>	<i>(Vacant)</i>	<i>Joseph Yee, AIA, Chair</i>
<i>Michael Mendez, MCP</i>	<i>Joseph Contreras, Vice-Chair</i>	<i>Michelle Smira</i>
<i>Philip Harvey</i>	<i>Michael Notestine</i>	<i>Kiyomi Burchill</i>
	<i>Rommel Declines</i>	<i>William Wong</i>

CITY STAFF

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

New City Hall
915 I Street, 1st Floor – Council Chambers
November 17, 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

November 17, 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 Commissioners Mendez, Yee and Declines. Commissioner Yee arrived at 5:50 p.m. and Commissioner Mendez arrived at 5:55 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 October 27, 2011**

Location: Citywide

Recommendation: Approve Commission Minutes from October 27, 2011.

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

Action: **Moved, seconded, and carried (Notestine/Smira, 6:0:4, Recuse – Contreras, Absent – Mendez, Yee and Declines) to approve October 27, 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, AICP, Principal Planner, 916-808-7816

Greg Bitter, Principal Planner, discussed the following: The application for River City Church, previously approved by the Planning Commission, has been withdrawn. The City Council has delay medical marijuana application deadlines to August 13, 2012. In December, the Planning Commission is scheduled to adopt the 2012 meeting calendar.

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 11/4/11)
Location: 426 North 7th Street, 001-0020-045-0000, District 3
Recommendation: Forward Recommendation of Approval to City Council: Item A: Previously Adopted Environmental Impact Report; **Item B:** Development Agreement: Third Amendment to the Township 9 Project Development Agreement (City Agreement No. 2007-1081)
Contact: Greg Bitter, AICP, Principal Planner, 916-808-7816
Action: **Moved, seconded, and carried (Harvey/Smira, 7:0:3, Absent – Mendez, Yee and Declines) to forward recommendation of approval to City Council.**
- 4. P11-056 Rapp Tentative Map & Rezone** (Noticed on 11/7/11)
Location: 501 Jesse Avenue, 237-0100-025-0000, District 2
Recommendation: Continue to December 8, 2011
Contact: Heather Forest, Associate Planner, 916-808-5008; Lindsey Alagozian, Senior Planner, 916-808-2659
Action: **Moved, seconded, and carried (Notestine/Burchill, 7:0:3, Absent – Mendez, Yee and Declines) to continue item to January 12, 2012.**
- 5. P11-061 New Helvetia Brewing Company** (Noticed on 11/4/11)
Location: 1730 Broadway, 009-0267-007-0000, District 4
Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Special Permit-Parking to waive 34 parking spaces for a restaurant/brewery; **Item C:** Special Permit-Alcohol to allow alcohol sales in conjunction with a brewery and onsite tasting room; **Item D:** Special Permit-Signs to allow a new blade sign to exceed the height of the roof.
Contact: Evan Compton, Associate Planner, 916-808-5260; Stacia Cosgrove, Senior Planner, 916-808-7110
Public comment made by April Meszaros, Francesca Corti, Teresa Rocha, Jim Franco, Veroniz Franco, Jeffrey Damon, Rita Maningo, Sue Torngren, Dave Todd, Manuel Frauste, Mark Leaver, David Weist, and Jane Warren-Trudeau.
Action: **Moved, seconded, and carried (Harvey/Contreraz, 8:0:2, Recuse – Smira, Absent – Declines) to approve staff recommendations with amended conditions concerning employee parking, residential permit parking, hours of operation, trash pick-up times, and good neighbor policy, and advisory note relating to odor scrubber.**

Staff Reports

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

6. **Capitol Mall Design Competition Update**

Location: Capitol Mall (from Tower Bridge to State Capitol), District 4

Recommendation: Receive and File

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

A report of a summary of the Capitol Mall Design competition and its applicants was presented.

Action: Received and filed.

7. **Proposed Planning and Design Commission Consolidation Report Back**

Location: Citywide

Recommendation: Receive and File

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

The draft ordinance consolidating the Planning and Design Commissions will be heard by the Law and Legislation Committee on December 6, 2011 and the draft ordinance will be presented to the Planning Commission on December 8, 2011 for review. Various City Code Sections will be affected by the consolidation. The number of commissioners and terms were discussed.

Action: Received and filed.

Public Comments- Matters Not on the Agenda

8. **None.**

Questions, Ideas and Announcements of Commission Members

9. **Greg Bitter, Principal Planner, discussed upcoming items for the December 8, 2011 Planning Commission meeting.**

Adjournment – 8:23 p.m.