



# Agenda City of Sacramento Planning Commission

## 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, AICP, Principal Planner  
Sabina Gilbert, Senior Deputy City Attorney*

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

**December 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 November 17, 2011**

**Location:** Citywide

**Recommendation:** Approve Commission Minutes from November 17, 2011.

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

### 2. **2012 Planning Commission Calendar**

**Location:** Citywide

**Recommendation:** Approve 2012 Planning Commission Calendar as the second Thursday of every month.

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

## Director's Report

### 3. **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

## 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. P10-071 McDonalds on Stockton Boulevard and 2<sup>nd</sup> Avenue** (Continued from 10/27/11) (Noticed on 11/25/11)

**Location:** NW Corner of Stockton Boulevard and 2<sup>nd</sup> Avenue, 014-0085-046-0000, District 5

**Recommendation:** Withdraw from agenda and to be re-noticed.

**Contact:** Heather Forest, Associate Planner, 916-808-5008; Lindsey Alagozian, Senior Planner, 916-808-2659
- 5. P11-056 Rapp Tentative Map & Rezone** (Noticed on 11/7/11) (Continued from 11/17/11)

**Location:** 501 Jesse Avenue, 237-0100-025-0000, District 2

**Recommendation:** Withdraw from agenda and to be re-noticed.

**Contact:** Heather Forest, Associate Planner, 916-808-5008; Lindsey Alagozian, Senior Planner, 916-808-2659
- 6. P11-066 New Convenience Store** (Noticed on 11/25/11)

**Location:** 1325 J Street, 006-0054-025-0000, District 4

**Recommendation:** Withdraw from agenda and to be re-noticed.

**Contact:** David Hung, Associate Planner, 916-808-5530; Stacia Cosgrove, Senior Planner, 916-808-7110
- 7. P11-070 1814 Broadway Chevron Alcohol Sales** (Noticed on 11/25/11)

**Location:** 1814 Broadway, 010-0212-017-0000, District 4

**Recommendation: Approve: Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit to allow the continued sale of beer and wine in an expanded convenience store on .44 acres in the General Commercial (C-2) zone.

**Contact:** Evan Compton, Associate Planner, 916-808-5260; Stacia Cosgrove, Senior Planner, 916-808-7110
- 8. P11-074 Greenhaven Plaza Monument Sign** (Noticed on 11/25/11)

**Location:** 330 Florin Road, 030-0042-085-0000, District 7

**Recommendation: Approve: Item A:** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Variance-Signs A request to place a monument sign less than 10 feet from public right-of-way for Greenhaven Plaza Shopping Center located in the SC-R zone.

**Contact:** Evan Compton, Associate Planner, 916-808-5260; Lindsey Alagozian, Senior Planner, 916-808-2659

9. **LR11-007 Florin Road Corridor Plan - Rezone Correction** (Noticed on 11/25/11)

**Location:** 0 Luther Drive behind 3801 Florin Road, 041-0112-024-0000 and 041-0112-021-0000, District 5

**Recommendation: Forward Recommendation of Approval to City Council: Item A:** Environmental Exemption (Per CEQA 15305-Minor Alterations to Land Use); **Item B:** Rezone two parcels (APN # 041-0112-024-0000 and 041-0112-021-0000) located behind 3801 Florin Road from RMX back to C-2.

**Contact:** Remi Mendoza, Associate Planner, 808-5003; Desmond Parrington, Infill Coordinator, 916-808-5044

10. **LR09-016 Climate Action Plan**

**Location:** Citywide

**Recommendation: Forward Recommendation of Approval to City Council: Item A:** Initial Study/Subsequent Project within scope of the 2030 General Plan Master Environmental Impact Report; **Item B:** Forward a recommendation to the City Council to adopt the Climate Action Plan.

**Contact:** Helen Selph, Associate Planner, 916-808-7852; Erik deKok, Senior Planner, 916-808-2022

### Staff Reports

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

11. **Title 2 Changes to Consolidate the Design and Planning Commissions (M11-024)**

**Location:** Citywide

**Recommendation:** Receive and File

**Contact:** Sandra Yope, Senior Planner, 916-808-7158; Greg Bitter, AICP, Principal Planner, 916-808-7816

12. **LR11-006 Green Development Code**

**Location:** Citywide

**Recommendation:** Receive and File

**Contact:** Greg Sandlund, Associate Planner, 916-808-8931; Jim McDonald AICP, CFM, Senior Planner, (916) 808-5723

### Public Comments- Matters Not on the Agenda

13. **To be announced.**

## Questions, Ideas and Announcements of Commission Members

14. To be announced.

## Adjournment