



Minutes City of Sacramento Planning Commission

1

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, 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.

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 – 5:33 p.m.

Roll Call - All commissioners present except Commissioner Mendez.

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

Action: **Moved, seconded, and carried (Smira/Contreras, 7:0:3, Recuse – Yee and Declines; Absent – Mendez) to approve November 17, 2011 minutes.**

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

Action: **Approved 2012 Planning Commission Calendar.**

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

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.

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

Location: NW Corner of Stockton Boulevard and 2nd 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

Item withdrawn

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

Item withdrawn

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

Item withdrawn

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

Action: **Moved, seconded, and carried (Contreraz/Notestine, 8:0:2, Recuse – Smira; Absent – Mendez) to approve staff recommendations.**

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
Action: **Moved, seconded, and carried (Smira/Contreraz, 9:0:1, Absent – Mendez) to approve staff recommendations.**
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
Action: **Moved, seconded, and carried (Notestine/Contreraz, 9:0:1, Absent – Mendez) to forward staff recommendation of approval to City Council.**
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
Action: **Moved, seconded, and carried (Harvey/Burchill, 8:1:1, No – Smira; Absent – Mendez) to forward staff recommendation of approval to City Council.**

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

Received and Filed.

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 Comment made by William Burg.

Received and Filed.

Public Comments- Matters Not on the Agenda

13. None

Questions, Ideas and Announcements of Commission Members

14. Commissioner Notestine asked Police Sergeant Pat Keller about possible conditions of approval that could be used to assist with the prevention of the ongoing theft of construction materials.

15. Molander discussed a recent meeting with cellular technology consulting firm (Center for Municipal Solutions) and staff.

Adjournment – 8: 04 PM