



Minutes City of Sacramento Planning Commission

COMMISSION MEMBERS

<i>Anna Molander</i>	<i>(Vacant)</i>	<i>(Vacant) 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
January 12, 2012 – 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

January 12, 2012

*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 December 8, 2011**

Location: Citywide

Recommendation: Approve Commission Minutes from December 8, 2011.

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

Action: **Moved, seconded, and carried (Notestine/Declines, 8:0:1, Recuse – Mendez) to approve December 8, 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

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. **P11-066 New Convenience Store** (Noticed on 12/30/11)
Location: 1325 J Street, 006-0054-025-0000, District 4
Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Special Permit to locate a 24-hour convenience market within 500 feet of a parcel which contains residential dwellings.
Contact: David Hung, Associate Planner, 916-808-5530; Stacia Cosgrove, Senior Planner, 916-808-7110
Public Comments made by William Burg, Steve Hammond, Richard Hill and Charles Johnson.
Action: Moved, seconded, and carried (Harvey/Burchill, 9:0:0) to approve staff recommendations.
4. **P11-082 Connie Drive Billboard Relocation** (Noticed on 12/30/11)
Location: 1964 Auburn Boulevard, 266-0113-023-0000, District 2
Recommendation: Withdrawn by Applicant
Contact: Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659.
Item withdrawn.
5. **P11-083 AAA Recycling Services** (Noticed on 12/30/11)
Location: 2020 Railroad Drive, 274-0200-012-0000, 274-0210-003-0000, 274-0210-009-0000, District 3
Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit to establish a minor recycling facility; **Item C:** Variance to waive the landscaping requirement for a recycling facility.
Contact: Robert Williams, Associate Planner, 916-808-7686; Sandra Yope, Senior Planner, 916-808-7158.
Action: Moved, seconded, and carried (Smira/Molander, 9:0:0) to approve staff recommendations.
6. **P11-092 Bottoms Residence Garage/Studio** (Noticed on 12/30/11)
Location: 2420 19th Street, 010-0211-014-0000, District 4
Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Variance-Setback to reduce maneuvering distance at an alley; **Item C:** Variance-Setback to reduce the rear setback; **Item D:** Variance-Setback to reduce the size of the interior courtyard between the front door of the residence and the side property line; **Item E:** Variance-Setback to reduce the courtyard between two residential structures; **Item F:** Variance-Setback to reduce the interior side setback.

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

Public Comment made by Jonny Fung.

Action: Moved, seconded, and carried (Notestine/Mendez, 9:0:0) to approve staff recommendations with amended conditions.

Staff Reports

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

7. Election of the Chair and Vice-Chair of the Planning Commission for 2012

Location: Citywide

Recommendation: Nominate and select Chair and Vice-Chair for 2012

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

Action: Nomination of Commissioner Harvey for Planning Commission Chair and Commissioner Mendez for Planning Commission Vice-Chair. Moved, seconded, and carried (Smira/Burchill, 9:0:0) to elect the Chair and Vice-Chair for 2012.

Public Comments- Matters Not on the Agenda

8. Kristin Williams submitted a speaker slip regarding Deconstruction Incentives but left prior to the Public Comment portion of the meeting.

Questions, Ideas and Announcements of Commission Members

9. Commissioners and staff thanked former Chair Yee, Vice Chair Contreras, and Commissioner Notestine their services to the Planning Commission.

10. Commissioner Contreras informed the commissioners about the vacant Planning Commission representative position on the Sacramento Heritage, Inc. Board.

Adjournment – 7:29 PM