Minutes
City of Sacramento
Planning Commission

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COMMISSION MEMBERS

Kiyomi Burchill
Rommel Declines
Philip Harvey (Chair)
Michael Mendez MCP (Vice-Chair)
Anna Molander
David Nybo
John Parrinello
Michelle Smira
William Wong
(Vacant)
(Vacant)

CITY STAFF

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

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

February 9, 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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Minutes

February 9, 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 January 26, 2012

Location: Citywide

Recommendation: Approve Commission Minutes from January 26, 2012.

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

Action: Moved, seconded, and carried (Smira/Declines, 9:0:0) to approve January 26, 2012 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. P11-079 Capital Sikh Center (Noticed on 01/27/12)

Location: 4600 Pell Drive, 237-0022-093-0000, District 2

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15332-Infill Development Projects); **Item B:** Special Permit to allow a religious facility with a watchperson's quarters in the Light Industrial (M-1) zone.

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

Action: **Moved, seconded, and carried (Molander/Smira, 9:0:0) to approve staff recommendations.**

4. P11-085 Arden Shell (Noticed on 01/30/12)

Location: 860 Arden Way, 277-0134-021-0000, District 2

Recommendation: Continue to March 8, 2012

Contact: Robert W. Williams, Associate Planner, 916-808-7686; Lindsey Alagozian, Senior Planner, 916-808-2659

Received and Filed; item continued to March 8, 2012.

5. P11-087 Credit Max Automotive (Noticed on 01/27/12)

Location: 3801 Florin Road, 041-0112-016-0000, 041-0112-021-0000, 041-0112-024-0000, 041-0120-013-0000, District 5

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit to allow vehicle sales in the General Commercial (C-2) zone.

Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Lindsey Alagozian, Senior Planner, 916-808-2659

Action: **Moved, seconded, and carried (Parrinello/Nybo, 9:0:0) to approve staff recommendations.**

6. P11-091 Red Rabbit Restaurant (Noticed on 01/27/12)

Location: 2718 J Street, 007-0111-006-0000, District 4

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit-Major Modification to amend special permit conditions of approval and to waive up to thirteen (13) additional parking spaces.

Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Stacia Cosgrove, Senior Planner, 916-808-7110

Public Comments made by Vito Sgromo; George Raya; Ardie Zahedani; Karen Jacques

Action: **Moved, seconded, and carried (Harvey/Nybo, 9:0:0) to approve staff recommendation with amended conditions.**

Staff Reports

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

None

Public Comments- Matters Not on the Agenda

7. None

Questions, Ideas and Announcements of Commission Members

8. Commissioner Smira asked staff updates on Medical Marijuana projects.

9. Commissioner Burchill provided updates on Broadway corridor development projects.

10. Commissioner Declines asked staff to provide updates on telecommunication projects, water issues, and I-5 project at Delta Shore project area.

11. Commissioner Mendez asked about the 7-11 project appeal.

12. Commissioner Harvey announced that a celebration will be held in Curtis Park for completion of the soil remediation project.

13. Commissioner Harvey said that the Department of Transportation received a grant for $7 million to fund the bridge project near by Sacramento City College.

Adjournment – 6:38 PM