Minutes
City of Sacramento
Planning Commission

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COMMISSION MEMBERS

Kiyomi Burchill
Rommel Declines
Philip Harvey (Chair)
Alan LoFaso
Michael Mendez MCP (Vice-Chair)
Anna Molander
David Nybo
John Parrinello
Tim Ray
Michelle Smira
(Vacant)

CITY STAFF

Greg Bitter, Principal Planner
Sabina Gilbert, Senior Deputy City Attorney
Sheryl Patterson, Senior Deputy City Attorney

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

June 14, 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.

MINUTES

June 14, 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 – 5:32 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 May 10, 2012

Location: Citywide

Recommendation: Approve Commission Minutes from May 10, 2012.

Contact: Greg Bitter, Principal Planner, 916-808-5607

Action: Moved, seconded, and carried (Smira/LoFaso, 8:0:2, Recused - Declines and Mendez) to approve May 10, 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, Principal Planner, 916-808-5607

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. P11-089 El Camino Auto Sales Special Permit (Noticed on June 1, 2012)

Location: 1924 El Camino Avenue, 277-0063-048-0000, District 2

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit to operate an auto sales business on approximately 1.77 developed acres in the General Commercial (C-2) zone.

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

Public Comments by Zoran Nedich and John Esguerra

Action: Moved, seconded, and carried (Smira/Ray, 10:0:0) to approve staff recommendations to approve the project with amended conditions.

4. P12-006 North Natomas Development Agreement Amendment (Noticed on June 1, 2012)

Location: Area northeast of Del Paso Road and Interstate 5, 201-0300-139-0000, 201-0300-145-0000, 201-0300-153-0000, 225-0030-057-0000, 225-0030-058-0000, 225-0030-059-0000, 225-0040-029-0000, 225-0040-055-0000, 225-0040-057-0000, 225-0040-059-0000, 225-2320-001-0000, 225-2320-002-0000, 225-2320-003-0000, District 1

Recommendation: Forward Recommendation of Approval to City Council: Item A: Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Misc-Development Agreement to amend City Agreement No. 99-162.

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

Action: Moved, seconded, and carried (Mendez/Parrinello, 10:0:0) to forward recommendation of approval to City Council.

5. P12-010 E Street Mixed Use Building (Noticed on June 1, 2012)

Location: 1401 and 1403 E Street, 002-0125-026-0000, District 4

Recommendation: Forward Recommendation of Approval to City Council: Item A: Environmental Exemption (Per CEQA 15301-New Construction or Conversion); **Item B:** Rezone-Up to 2 acre Residential from Multi-Family R-3A to Multi-Family (R-4A); **Item C:** Special Permit to allow commercial use on the ground floor not exceeding 50% of the gross floor area of the building

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

Public Comment by Dan Hines

Action: Moved, seconded, and carried (Mendez/Molander, 10:0:0) to forward Recommendation of Approval to City Council.

6. P12-017 216 Bannon Street Cellular (Metro PCS) (Noticed on June 1, 2012)

Location: 216 Bannon Street, 001-0040-037-0000, District 3

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301 - Existing Facilities); **Item B:** Special Permit-Antennas/Wireless to allow a 12 foot tower extension on an existing 114 foot lattice tower to locate four new antenna panels for a cellular facility in the General Commercial (C-2 SPD) zone and located in the River District Special Planning District.

Contact: Evan Compton, Associate Planner, 916-808-5851; Stacia Cosgrove, Senior Planner, 916-808-7110

Continued at the request of the applicant and to be re-noticed

Staff Reports

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

7. None

Public Comments- Matters Not on the Agenda

8. None

Questions, Ideas and Announcements of Commission Members

9. Commissioner Molander recommended inviting Jim Peifer with Department of Utilities to do a presentation for the Commission regarding water issues with the City.

Adjournment