



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*

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

June 28, 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

June 28, 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 June 14, 2012**

Location: Citywide

Recommendation: Approve Commission Minutes from June 14, 2012.

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

Action: **Moved, seconded, and carried (Burchill/LoFaso, 10:0:0) to approve June 14, 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

3. **Certificates of Appreciation to Commissioners**

Anna Molander, John Parrinello, Michael Mendez, Kiyomi Burchill, David Nybo, Alan Lofaso, Michelle, Smira, Philip Harvey, Timothy Ray, Rommell Declines

Location: Citywide

Recommendation: **Receive Certificates**

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.

- 4. P12-005 William Lee College Prep School** (Noticed on June 14, 2012)

Location: 3300 Stockton Boulevard and 4545 9th Avenue, 014-0223-002-0000, 014-0223-003-0000 District 5

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit-School for a K-8 grades charter school on approximately 2.15 acres located in the Residential Office (RO-SPD) zone within the Broadway-Stockton Special Planning District; **Item C:** Special Permit-Parking Off-Site in order for parking to be shared between two parcels on which the school's parking is located; **Item D:** Variance-Fence/Wall to waive the requirement to construct a six foot tall masonry wall between the school use and the adjacent residentially zoned property

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

Action: **Moved, seconded, and carried (Smira/Parrinello, 10:0:0) to approve staff recommendations to approve the project with added advisory note.**
- 5. P12-011 7300 Franklin Special Permits for Church and Hair Salon** (Noticed on June 14, 2012)

Location: 7300 Franklin Boulevard, 049-0270-018-0000, District 8

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit to operate a church in the Office Building (OB) Zone; **Item C:** Special Permit to operate a hair salon in the Office Building (OB) Zone; **Item D:** Special Permit to waive 13 required parking spaces

Contact: Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659

Action: **Moved, seconded, and carried (LoFaso/Molander, 10:0:0) to approve staff recommendations to approve the project**
- 6. P12-018 Point West PUD Sign Guidelines Amendment** (Noticed on June 14, 2012)

Location: 1375 Exposition Boulevard, 277-0271-002-0000, 277-0271-003-0000, 277-0271-007-0000, 277-0271-010-0000, 277-0271-015-0000, 277-0271-017-0000, 277-0271-020-0000, 277-0271-024-0000, 277-0271-025-0000, 277-0271-026-0000, 277-0271-027-0000, 277-0271-028-0000, 277-0272-003-0000, 277-0272-008-0000, 277-0272-009-0000, 277-0272-010-0000, 277-0272-011-0000, 277-0272-012-0000, 277-0272-013-0000, 277-0272-014-0000, 277-0272-015-0000, 277-0272-016-0000, 277-0272-017-0000, 277-0273-003-0000, 277-0273-004-0000, 277-0273-005-0000, 277-0274-

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Action: Moved, seconded, and carried (Parrinello/Declines, 10:0:0) to approve staff recommendations to approve the project

Recommendation: Approve: Item A: Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect); **Item B:** Planned Unit Development Guidelines Amendment to the Point West PUD Sign Guidelines to allow additional signage for office buildings with three or more stories in the Office Building (OB-PUD) zone and located in the Point West Planned Unit Development

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

7. **P12-020 Gateway West Development Agreement Amendment** (Noticed on June 14, 2012)

Location: 3400 Arena Boulevard; 4100 Duckhorn, 225-0140-035-0000, 225-0140-040-0000, 225-0140-052-0000, 225-0140-056-0000, 225-0140-057-0000, 225-0140-069-0000, 225-0140-071-0000, 225-0310-030-0000, 225-0310-031-0000, 225-0310-032-0000, 225-0310-033-0000, 225-0310-034-0000, 225-0310-035-0000 , District 1

Recommendation: Forward Recommendation of Approval to City Council: Item A: Environmental Exemption (Per CEQA 15061(b)(3)-No Significant Effect; **Item B:** Miscellaneous Development Agreement to amend the City Agreement Number 97-144

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

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

Staff Reports

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

None

Public Comments- Matters Not on the Agenda

8. To be announced.

Questions, Ideas and Announcements of Commission Members

9. To be announced

Adjournment