



Minutes City of Sacramento Planning and Design Commission

COMMISSION MEMBERS

*Kiyomi Burchill (Vice Chair)
Edmonds Chandler
Douglas Covill
Rommel Declines
Philip Harvey (Chair)*

*Meeta Lele
Alan LoFaso
Carl Lubawy
Anna Molander*

*David Nybo
John Parrinello
Tim Ray
Jason Sample*

CITY STAFF

*David Kwong, AICP, Planning Director
Greg Bitter, AICP, Principal Planner
Sabina Gilbert, Senior Deputy City Attorney*

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

September 13, 2012 – 5:30 P.M.

The City Planning and Design Commission was created by the City Council. Its powers and duties include: to develop, maintain, and recommend amendments to the General Plan; to recommend amendments to the City's zoning code and on zoning changes; to develop and recommend policies, programs, and design standards related to urban design; to act upon applications for tentative subdivision maps, special permits, variances, and design projects of major significance; 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

September 13, 2012

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

All items listed are heard and acted upon by the Planning and Design Commission unless otherwise noted.

Call to Order – 5:30 p.m.

Roll Call - All commissioners present except Commissioner Sample and Ray.

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 August 16, 2012**

Location: Citywide

Recommendation: **Approve** the Planning Commission Minutes from August 16, 2012.

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

Action: **Moved, seconded, and carried (Molander/Parrinello, 10:0:3, Recused: Burchill, Absent: Sample and Ray) to approve August 16, 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. **P06-107 - Elder Creek Market (Noticed on 8-31-12)**

Location: 7025 Elder Creek Road; 038-0350-040-0000, District 6

Recommendation: **Approve: Item A:** Environmental Exemption (Per CEQA 15303-New Construction or Conversion); **Item B:** Special Permit-Alcohol to sell beer and wine; **Item C:** Special Permit to construct a 2,200 square foot addition to an existing building **Item D:** Special Permit-Parking Reduction to reduce parking for a proposed market

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

Action: **Moved, seconded, and carried (Molander/Parinello, 11:0:2 Absent: Sample and Ray) to approve staff recommendations to approve the project.**

4. **P11-085 - 860 Arden Way Shell** (Noticed on 8-31-12)

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

Recommendation: **Approve: Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities) and **Item C:** Special Permit -- to operate a 24-hour convenience market within 500 feet of residential uses; **Item B:** ~~Special Permit-Alcohol -- to sell alcoholic beverages (beer and wine) for offsite consumption.~~ **(Withdrawn by Applicant)**

Contact: Robert W. Williams, Assigned Planner, 916-808-7686, Lindsey Alagozian, Senior Planner 918-808-2659.

Action: **Moved, seconded, and carried (Parrinello/LoFaso,) 11:0:2 Absent: Sample and Ray) to approve staff recommendations to approve the project.**

5. **P12-001 - Bar None Auto Auction Variance** (Noticed on 8-31-12)

Location: 4731 Power Inn Road; 061-0121-001-0000, 061-0121-002-0000, 061-0121-003-0000, 061-0121-004-0000; District 6

Recommendation: **Approve: Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities) **Item B:** Variance to waive paving requirements for a portion of an industrial property; **Item C:** Variance to waive the screening requirements for outdoor uses in the M-1-S zone; **Item D:** Variance to waive the shading requirements for paved parking and maneuvering areas.

Contact: Antonio Ablog, Assigned Planner, 916-808-7702, Lindsey Alagozian, Senior Planner, 916-808-2659.

Action: **Moved, seconded, and carried (Lubawy/Declines), 11:0:2 Absent: Sample and Ray) to approve staff recommendations to approve the project.**

6. **P12-021 - 1801 L Street Parking Waiver** (Noticed on 8-31-12)

Location: 1801 L ST; 007-0082-015-0000; District 4

Recommendation: **Approve: Item A:** Environmental Exemption (Per CEQA 15305-Minor Alterations to Land Use); **Item B:** Special Permit-Parking Reduction to waive 26 residential parking spaces for an existing mixed-use building in the Residential Mixed-Use Urban Neighborhood (RMX-UN) zone.

Contact: Stacia Cosgrove, Senior Planner 918-808-7110.

Action: Moved, seconded, and carried (Molander/LoFaso, 11:0:2 Absent: Sample and Ray) to approve staff recommendations to approve the project.

7. **P12-029 - Downtown and Vine** (Noticed on 8-31-12)

Location: 1200 K Street #8; 006-0112-022-0001; District 4

Recommendation: **Approve: Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Special Permit-Alcohol to establish a wine bar in the C-3 SPD zone.

Contact: Ellen Marshall, Assigned Planner, 916-808-5851; Stacia Cosgrove, Senior Planner 918-808-7110.

Action: Moved, seconded, and carried (Nybo/Parrinello, 11:0:2 Absent: Sample and Ray) to approve staff recommendations to approve the project.

8. **P12-035 – Seasons 52 Sign Variance** (Noticed on 8-31-12)

Location: 1689 Arden Way #1065; 277-0160-071-0000; District 2

Recommendation: **Approve: Item A:** Environmental Exemption (Per CEQA 15301-Existing Facilities); **Item B:** Variance-Signs to exceed signage allowance in the C-2 zone.

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

Action: Moved, seconded, and carried (Declines/Molander, 11:0:2 Absent: Sample and Ray) to approve staff recommendations to approve the project.

9. **LR11-005 - Zoning Code Parking Update** (Noticed on 8-31-12)

Location: Citywide

Recommendation: Forward Recommendation of approval to City Council: Item A: Environmental Exemption (Per CEQA 15061); Item B: Ordinance - (1) repealing and reenacting chapter 17.64, and amending sections 17.16.010, 17.24.040B, 17.24.050, 17.24.050.63, 17.28.030, 17.40.040, 17.68.010, 17.68.020, 17.96.090, 17.104.020, 17.120.070, 17.120.080, 17.120.090, 17.120.100, 17.120.110, 17.120.120, 17.124.050, 17.128.030, 17.168.050, 17.172.040, and 17.178.060, of Title 17, and (2) repealing sections 10.44.140 through and including section 10.44.200 of Title 10, of the Sacramento City Code, relating to off-street parking.

Contact: Greg Sandlund, Associate Planner, 916-808-8931; Jim McDonald AICP, CFM, Senior Planner, 916-808-5723

Public Comment by Liisa Stark, Aaron Zeff, Melinda Felice, and Brian Holloway

Action: Moved, seconded, and carried (Nybo/Molander, 11:0:2 Absent: Sample and Ray) to forward staff recommendations of approval to City Council.

Staff Reports

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

None

Public Comments- Matters Not on the Agenda

10. To be announced.

Questions, Ideas and Announcements of Commission Members

11. To be announced.

Commissioner Molander announced to use her private email instead of her former work email.

Commissioner Burchill announced there will be a tour hosted by ULI on September 19 at the warehouse building at the R Street Corridor between 11th Street and R Street.

Commissioner Declines announced there will be an exhibit about the cabins at Safeground.

Chair Harvey asked about the project locating the cabins at Safeground and Greg Bitter and David Kwong provided some details of the process and requirements.

Adjournment – 6:27 PM