



CITY OF SACRAMENTO PLANNING COMMISSION



●●● AGENDA ●●●

City Planning Commission will meet *Thursday* at 5:30 p.m.
1231 I Street – First Floor

April 24, 2003

Meeting Coordinator: Gary Lane, 264-5608

NOTICE TO THE PUBLIC

The City Planning Commission welcomes and encourages participation in the meetings. Public testimony may be given on any item as it is called. Matters under the jurisdiction of the Planning Commission, and not on the posted agenda, may be addressed by the general public following completion of the regular agenda.

For purposes of the Brown Act (Government Code Section 54954.2(a)), the numbered items as shown on this agenda give a brief general description of each item of business to be transacted or discussed at this meeting. The recommendations of the staff, as shown, do not prevent the City Planning Commission from taking other action.

CONTINUED ITEMS are items which have been rescheduled for a later hearing date. No action to approve or deny the project is recommended by staff to be taken on these items at this meeting.

CONSENT ITEMS are non-controversial items that may be approved at the beginning of the meeting by the Planning Commission. The Chairperson will ask for those item numbers which are requested to be removed from the consent calendar.

HEARING ITEMS are items which require Planning Commission action as a public hearing and are neither continued nor consent items.

INFORMATIONAL ITMES are items which are presented to the Planning Commission for information only and require no formal action.

APPEALS on the Planning Commission decision to the City Council must be filed at 1231 I Street, Room 200, within 10 calendar days of this meeting. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

STAFF REPORTS are available six calendar days prior to the Commission meeting in the Planning and Building Department, Planning Division, 1231 I Street, Room 300, phone 264-5381.

****PLEASE TURN ALL CELL PHONES AND PAGERS OFF IN THE MEETING****

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PLANNING COMMISSIONERS

JOHN VALENCIA, CHAIR JAMES BACCHINI, VICE-CHAIR THERESA TAYLOR-CARROLL SHELTON DURUISSEAU	DEBRA JONES PATRICK KENNEDY BOB WASTE JOSEPH YEE
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SUMMARY OF AGENDA CONTENTS April 24, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Starr Residential Unit located at 541 41st Street	P02-150	Consent
2.	Riverlanding Easement Abandonment	M02-108	Hearing
3.	Gardenland Monopole located at 615 Northfield Drive	P00-175	Hearing
4.	66th Street Subdivision located on the east side of 66th Street, south of Fruitridge Road and north of Lemon Hill Avenue	P01-123	Consent
5.	1520 X Street Antennas and Wireless Facility located at 1520 X Street	P02-097	Continued by Applicant to May 22, 2003
6.	Jefferson Commons student housing complex located near the southeast corner of the intersection at 65th Street and 4th Avenue	P02-120	Consent
7.	Meadowview Estates Inclusionary Housing Plan Amendment located South of Meadowview Road between Amherst Way and John Still Drive	P02-170	Continued by Applicant to May 8, 2003
8.	Auto House located at 3905 Marysville Boulevard	P03-022	Hearing
9.	Appeal of Zoning Administrator's Decision	Z02-272	Hearing
10.	Transportation Programming Guide	M03-051	Review & Comment
11.	Citizens Addressing the Planning Commission		
12.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<u>OLD BUSINESS</u>		
<p>1. Starr Residential Unit located at 541 41st Street. Entitlements to construct a new 585 square foot garage, with a 629 square foot second unit above, in the R-1 zone (D3) APN004-0242-009.</p> <p>A. Environmental Determination: Exempt 15301(e) B. Variance to reduce the rear yard setback from 15 feet to 6 inches. C. Variance to reduce the interior side yard setback from 5 feet to 0 feet. D. Variance to reduce the driveway distance from 20 feet to 18 feet.</p> <p style="text-align: center;">Continued from April 10, 2003</p>	P02-150 Consent	Mark Kraft, 264-8116 A-D Adopt Notice of Decision and Findings of Fact for Approval
<p>2. Riverlanding Easement Abandonment 65402(a) General Plan Consistency Review (D 7) APN: 031-1360-021 & -022.</p> <p>A. Government Code 65402(a) Review of a proposed abandonment of a 24-foot street and two adjacent public utility easements.</p> <p style="text-align: center;">Continued from April 10, 2003</p>	M02-108 Hearing	Ellen Marshall, 264-5851 A Adopt Notice of Decision and Findings of Fact for Approval
<u>NEW BUSINESS</u>		
<p>3. Gardenland Monopole located at 615 Northfield Drive. (D1) APN: 274-0245-008.</p> <p>A. Environmental Determination: Exempt; B. Special Permit Modification to extend the term limit of a Special Permit for an 80 foot monopole which exceeds the maximum 45 foot height limit located on 0.41 ± developed acres in the General Commercial (C-2) zone.</p> <p style="text-align: center;">Continued from March 27, 2003</p>	P00-175 Hearing	Michael York, 264-8239 A-B Adopt Notice of Decision and Findings of Fact for Denial

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>4. 66th Street Subdivision located on the east side of 66th Street, south of Fruitridge Road and north of Lemon Hill Avenue. Entitlements to subdivide a vacant 3.74± acre parcel into 20 parcels and to construct 11 single-family homes and eight (8) half-plex units in the Standard Single Family (R-1) and Single Family Alternative (R-1A) zones. (D6) APN 027-0040-074.</p> <p>A. Environmental Determination: Categorical Exemption Section 15332;</p> <p>B. Tentative Map to subdivide 3.74± vacant acres into 11 single-family parcels, eight (8) half-plex parcels, and one (1) landscape parcel in the Standard Single Family (R-1) and the Single Family Alternative (R-1A) zones;</p> <p>C. Special Permit allowing construction of 11 detached single-family dwellings and eight (8) half-plex units in the Single Family Alternative (R-1A) zone.</p>	<p>P01-123 Consent</p>	<p>Kimberly Kaufmann-Brisby, 264-5590</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>5. 1520 X Street Antennas and Wireless Facility located at 1520 X Street. Entitlements to allow the co-location of an AT&T Wireless facility on new SMUD pole. (D1) APN: 009-0261-013.</p> <p>A. Environmental Determination: Exempt 15301;</p> <p>B. Special Permit to allow AT&T Wireless to replace an existing 60 foot SMUD pole and co-locate a wireless facility consisting of 3 panel antennas and a raydome on a newly erected 65 foot metal pole.</p> <p style="text-align: center;">Continued from March 13, 2003</p>	<p>P02-097 Consent</p>	<p>Ellen Marshall, 264-5851</p> <p>Continued by Applicant to May 22, 2003</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>6. Jefferson Commons student housing complex located near the southeast corner of the intersection at 65th Street and 4th Avenue. (D6) APNs: 015-0081-001, 009, 012, 013, 024, and 025. Entitlements to develop 15.41± acres as a student housing complex (18 buildings -288 apartment units plus a clubhouse) in the 65th Street Transit Village South Planning Area.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. General Plan Amendment to redesignate 15.41± acres of Community/Neighborhood Commercial and Offices to Medium Density Residential;</p> <p>D. Rezone of 15.41± acres from the Two-family (R-2), General Commercial (C-2), General Commercial Review (C-2R), and Light Industrial (M1) zones to the Multi-family (R-3) zone;</p> <p>E. Special Permit for a gated community;</p> <p>F. Plan Review to construct a 288 unit apartment complex with clubhouse on 15.41± acres in the Multi-family (R-3) zone;</p> <p>G. Variance to reduce street setbacks from 25-feet to 15-feet, and;</p> <p>H. Lot Line Adjustment to relocate the common lot lines between four parcels totaling 4.52± acres, resulting in two parcels.</p>	<p>P02-120 Consent</p>	<p>Kimberly Kaufmann-Brisby 264-5590</p> <p>A-C, E-H Adopt Notice of Decision and Findings of Fact for Approval</p> <p>D Recommend Approval and Forward to City Council</p>
<p>7. Meadowview Estates Inclusionary Housing Plan Amendment located South of Meadowview Road between Amherst Way and John Still Drive. (D8) APN: 052-0010-033, 039, 053, 054. Entitlements to amend an existing inclusionary housing plan to construct affordable housing units on an off-site location in lieu of constructing inclusionary units on-site as previously approved.</p> <p>A. Environmental Determination: Prior Negative Declaration;</p> <p>B. Inclusionary Housing Plan Amendment to remove the on-site inclusionary housing requirement and to instead construct affordable units off-site on a 9.83 acre parcel of R-2B-PUD zoned land located at the southeast corner of Bruceville Road and Jacinto Avenue.</p>	<p>P02-170 Consent</p>	<p>Tom Pace, 264-6848</p> <p>Continued by Applicant to May 8, 2003</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
8.	<p>Auto House located at 3905 Marysville Boulevard. Entitlements to develop an auto sales lot within the Marysville Boulevard Commercial Corridor on 0.34 developed acres in the General Commercial (C-2) zone; APN: 251-0044-010 (D2).</p> <p>A. Environmental Determination: Exempt, Section 15301;</p> <p>B. Special Permit to develop a used auto sales lot in the Marysville Boulevard Commercial Corridor on 0.34 developed acres in the General Commercial (C-2) zone.</p>	P03-022 Hearing	<p>Ted Kozak, 264-1944</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Denial</p>
9.	<p>Appeal of Zoning Administrator's Decision – Accessory Structure. APN: 004-0271-018. Council District 3.</p> <p>A. Environmental Determination: Exempt; 15301.</p> <p>B. Appeal of a Zoning Administrator's Approval of a Special Permit to exceed the maximum lot coverage of 40% to 43% for a 905-square foot detached garage addition on 0.15± developed acres in the Standard Single Family (R-1) zone.</p> <p>C. Appeal of a Zoning Administrator's Approval of a Special Permit to exceed the maximum overall height of 18 feet to 22 feet, 9 inches for a 905-square foot detached garage addition on 0.15± developed acres in the Standard Single Family (R-1) zone.</p>	Z02-272 Hearing	<p>Lindsey Alagozian, 264-2659</p> <p>A. Adopt Notice of Decision and Findings of Fact for Approval</p> <p>B - C Deny the appeal and adopt the conditions and Findings of Fact</p>
10.	2003 Transportation Programming Guide	M03-051	<p>Ed Cox, 264-8434</p> <p>Review & Comment</p>
MISCELLANEOUS			
11.	Citizens Addressing the Planning Commission		
12.	Questions and Ideas of the Planning Commission		