



CITY OF SACRAMENTO PLANNING COMMISSION

●●● SYNOPSIS●●●

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

June 10, 2004

Meeting Coordinator: Gary Lane, 808-5608

NOTICE TO THE PUBLIC

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.

PLANNING COMMISSIONERS

JAMES BACCHINI, CHAIR D.E. "RED" BANES, VICE-CHAIR JOHN BOYD DEBRA JONES THERESA TAYLOR-CAROL	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
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	AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	<p>Dry Creek Pointe located at 4251 Dry Creek Road. Entitlements to subdivide a 4.92" net acre parcel into 26 residential parcels in the Standard Single Family (R-1) zone. (D2) APN: 237-0140-019, -20 and portions of -021 and -022.</p> <p>A. Environmental Determination: Exempt, as per infill Section 15332;</p> <p>B. Inclusionary Housing Plan;</p> <p>C. Tentative Map to subdivide a 4.92" net acre parcel into 26 residential lots (23 single family lots and 3 halfplex lots) in the Standard Single Family (R-1) zone;</p> <p>D. Subdivision Modification to reduce the lot depth for parcels 5-8 and 11-22 in the Standard Single Family (R-1) zone;</p> <p>E. Subdivision Modification to reduce the lot width for parcels 1-4, 6,7,11-13, 16, 17, 20, and 21 in the Standard Single Family (R-1) zone;</p> <p>F. Subdivision Modification to reduce the minimum lot area for parcels 1-4, 6,7,11-13, 16-21 in the Standard Single Family (R-1) zone.</p>	P02-047	<p>Ted Kozak, 808-1944</p> <p>Withdrawn by Applicant for Re-noticing</p>
2.	<p>Glen Elder Unit 10 located on the west side of Power Inn Road, North of 50th Avenue. ENTITLEMENTS to subdivide 1.65+ gross acres into 9 single family lots in the Standard Single-Family (R-1) zone at the west side of Power Inn, north of 50th Avenue. APN: 040-010-056. Council District 6</p> <p>A. Environmental Determination: Exempt (CEQA 15332);</p> <p>B. Tentative Map MAP to subdivide 1.65+ gross acres into 9 single family lots in the Standard Single-Family (R-1) zone at the west side of Power Inn, north of 50th Avenue;</p> <p>C. Subdivision Modification to create 7 lots less than 100 feet deep in the Standard Single-Family (R-1) zone (lots 1,2,3,7,8,9).</p>	P03-061 Hearing	<p>Antonio Ablog, 808-7702</p> <p>A-C Intent Motion to Approve and Continue to June 24, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<p>Appeal of the Meridian Apartments located on the north side of Fowler Avenue, approximately 250' east of Stockton Boulevard An appeal of entitlements to develop a 2.53+ net acre parcel into a 47-unit apartment complex with associated landscaping and carpports within the Multi Family Alternative (R-2A-R) zone. (D8) APN: 117-0140-039</p> <p>A. Environmental Determination: Exempt (CEQA Section 15303);</p> <p>B. Planning Director's Plan Review to develop a 47 unit apartment complex with associated landscaping and carpports within the Multi Family Alternative (R-2A-R) zone.</p> <p>C. Density Bonus to develop the project site at a density of 19 dwelling units per net acre, four units greater than the 17 dwelling units per net acre, allowed in the Multi-Family (R-2A-R) zone.</p> <p style="text-align: right;">Continued from May 13, 2004</p>	P03-150 Hearing	<p>Heather Forest, 808-5008</p> <p>A-C Denied Appeal and Adopted Notice of Decision and Findings of Fact for Approval</p>
4.	<p>Kennedy High Sprint Collocation located at the southeast corner of Florin Road and Gloria Drive. Special permit to locate six panel antennas on a 70-foot light pole (to be constructed) in the Agriculture (A) zone located at 6715 Gloria Drive.</p> <p>A. Environmental Determination: Exempt (CEQA 15303e).</p> <p>B. Special Permit to locate six 58-foot panel antennas on a 70-foot light pole in the Agriculture (A) zone located at 6715 Gloria Drive.</p> <p style="text-align: right;">Continued from May 27, 2004</p>	P04-031 Consent	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Denial</p>
NEW BUSINESS			
5.	<p>Sam's Market Special Permit located at 7720 Fruitridge Road Entitlements to allow liquor sales, in addition to existing beer and wine sales, in a 2,100 square foot market on 0.15 acres in the General Commercial (C-2) zone. (D6) APN: 027-0071-005</p> <p>A. Environmental Determination: Exempt (CEQA Section 15303(c));</p> <p>B. Special Permit to allow liquor sales in addition to existing beer and wine sales.</p>	P03-103 Hearing	<p>Heather Forest, 808-5008</p> <p>Continued by Planning Commission to July 8, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>Expo Law Offices located at 1111 Exposition Boulevard Entitlements to construct a 100,000 square foot office building with 346 surface parking spaces, on 5 +/- acres in the General Commercial Labor Intensive (C-2 LI) zone. (D2) APN: 275-0310-028</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Special Permit for a Major Project on 5 +/- acres in the General Commercial Labor Intensive (C-2-LI) zone.</p>	P03-138 Consent	Ted Kozak, 808-1944 Continued by Applicant to July 8, 2004
7.	<p>River Plaza Phase 3 located north of Garden Highway on River Plaza Drive, east of Main Drainage Canal. ENTITLEMENTS to subdivide a 12.55± gross acre parcel into 3 parcels and to develop two (2) 81,830± square foot, three-story office buildings in the Office Planned Unit Development (OB-PUD) zone in the River Plaza PUD in the South Natomas Community Plan Area. (D1) APN: 274-0320-086.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Schematic Plan Amendment to modify the footprint location of two buildings in the River Plaza PUD; D. Tentative Parcel Map to subdivide a 12.55± gross acre parcel into 3 parcels in the Office Planned Unit Development (OB-PUD) zone; E. Special Permit to develop two (2) 81,830± square foot, three-story office buildings on two 49,485± square foot vacant parcels in the Office Planned Unit Development (OB-PUD) zone in the River Plaza PUD.</p>	P03-146 Hearing	David Hung, 808-5530 A-E Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
8.	<p>Ascot Avenue Home Addition located at 1312 Ascot Avenue Entitlements to allow the addition of 904 sf to an existing home, and construction of a 576 sf garage in the Light Industrial-Ascot Overlay (M-1S-R-AOL) zone. (D2) APN: 215-0230-039</p> <p>A. Environmental Determination: Exempt (CEQA Section 15322); B. Special Permit to expand a non-conforming use in the M-1S-R-AOL zone.</p>	P04-009 Consent	Mark Kraft, 808-8116 A-B Adopted Notice of Decision and Findings of Fact For Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>University Cingular Wireless located at 425 University Avenue Entitlements to locate a cellular facility 18' above the roof of an existing office building, located at 425 University Avenue in the General Commercial Review Planned Unit Development (C-2-R-PUD) zone at 425 University Avenue. (D3) APN: 295-0030-013.</p> <p>A. Environmental Determination: Exempt, Section 15301; B. Special Permit for new cell facility, to be mounted 18 feet above an existing building (total height, 46 feet).</p>	P04-040 Consent	<p>Ted Kozak, 808-1944</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
10.	<p>Del Paso Corporate Center Retail, located at the southeast corner of Del Paso Road and East Commerce Way.Entitlements to develop 6-7 support retail buildings, totaling 53,600+/- square feet, on 5.83+/- net acres in the Del Paso Road Planned Unit Development (PUD). (D1) APN: 225-0070-079</p> <p>A. Environmental Determination: Addendum to Prior Negative Declaration; B. Mitigation Monitoring Plan; C. PUD Guidelines Amendment to amend the Del Paso Road PUD related to the proposed project; D. PUD Schematic Plan Amendment to depict 53,600+/- square feet of support retail uses on Parcel #4 in the Del Paso Road PUD; E. Special Permit to develop 6-7 support retail buildings in the Employment Center (EC-65) Planned Unit Development (PUD) zone in the Del Paso Road PUD.</p>	P04-044 Consent	<p>Stacia Cosgrove, 808-1944</p> <p>A-E Adopted Notice of Decision and Findings of Fact for Approval</p>
11.	<p>Mack Road Spring Collocation located at the Southwest Corner of Mack Road and Deer Meadow. ENTITLEMENTS to allow the collocation of a Sprint PCS Wireless facility on an existing PG&E tower in the Single Family Alternative (R-1A) zone; (D8); APN: 119-0070-031;</p> <p>A. Environmental Determination: Exempt 15301, 15303, & 15311; B. Special Permit to collocate a wireless facility consisting of 6 panel antennas on a PG&E tower and increase the height of the tower by 12± feet from 72.1± feet to 84± feet in the Single Family Alternative (R-1A) zone.</p>	P04-069 Consent	<p>Ellen Marshall, 808-5851</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
12.	<p>26th Avenue Single Family Home located at 3354 26th Avenue. Entitlements to construct a single family home on an existing flag lot with 10 feet of street frontage in the Standard Single Family (R-1) zone (D5) APN: 022-0151-027.</p> <p>A. Environmental Determination: Categorically Exempt 15332;</p> <p>B. Variance to reduce the required 20 feet of street frontage to 10 feet for the construction of a single family home on an existing flag lot in the Standard Single Family (R-1) zone.</p>	P04-071 Consent	Ellen Marshall, 808-5851 A-B Adopted Notice of Decision and Findings of Fact for Approval
13.	<p>Celebration Christian Center located at 6750 Florin Perkins Road Entitlements to allow a church to remodel the interior of, operate, and hold services in an existing vacant warehouse/industrial building located at 6750 Florin Perkins Road, in the Heavy Industrial (M-2S) zone. (D6) APN: 064-0010-049</p> <p>A. Environmental Determination: Exempt (CEQA Section 15301(a));</p> <p>B. Special Permit to allow a church in an existing vacant building in the M-2S zone.</p> <p>C. Special Permit to reduce the required onsite parking by 27 spaces.</p>	P04-076 Consent	Heather Forest, 808-5008 A-C Adopted Notice of Decision and Findings of Fact for Approval
14.	<p>Mixed-Income Housing Ordinance Revisions. Revisions to the Mixed-Income Housing Ordinance (Chapter 17.190 of Title 17 of the City Code) relating to mixed-income housing. (Citywide)</p> <p>A. Environmental Determination: Addendum to an adopted negative declaration.</p> <p>B. Ordinance amending various sections of chapter 17.190 of Title 17 of the City Code relating to mixed-income housing.</p>	M02-080 Hearing	Julie Sontag, 808-5691 Continued by Staff to June 24, 2004
15.	Planning Commission Rules of Procedure	M04-048 Hearing	Sabina Gilbert, 808-5346 Continued by Planning Commission to August 2004
MISCELLANEOUS			
16.	Citizens Addressing the Planning Commission		
17.	Questions and Ideas of the Planning Commission		