



CITY OF SACRAMENTO PLANNING COMMISSION

●●● SYNOPSIS ●●●

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

June 24, 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 THERESA TAYLOR-CAROL	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
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	AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	<p>O'Brien Residence located at 1715 Garden Highway. Entitlements to allow the modification of an existing single-family residence in the Flood (F) zone (D1) APN: 274-0030-008 and -056.</p> <p>A. Environmental Determination: Categorical Exemption (Sections 15301 and 15305);</p> <p>B. Special Permit to modify a non-conforming single-family residence on 0.935± net acres in the Flood (F) Zone; and</p> <p>C. Parcel Merger to merge two parcels into one parcel totaling 0.935± net acres in the Flood (F) Zone.</p> <p style="text-align: right;">Continued from May 27, 2004</p>	P03-012 Hearing	<p>Arwen Wacht, 808-1964</p> <p>Continued by Applicant to July 8, 2004</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>Continued by Planning Commission to July 22, 2004</p>
3.	<p>United House of Prayer For All People Church located at 3540 4th Avenue Entitlements to allow a church within the General Commercial Broadway Stockton Special Planning District (C-2-SPD) zone;</p> <p>A. Environmental Determination: Exempt (CEQA section 15301(a));</p> <p>B. Special Permit to allow a church within the General Commercial Broadway Stockton Special Planning District (C-2-SPD) zone;</p> <p>C. Parcel Merger to merge two (2) developed parcels into one parcel totaling .14 acres within the General Commercial Broadway Stockton Special Planning District (C-2-SPD) zone. APN: 013-0143-001, -002 (D5)</p> <p style="text-align: right;">Continued from April 22, 2004</p>	P03-141 Hearing	<p>Heather Forest, 808-5008</p> <p>Continued by Planning Commission to July 22, 2004</p>
NEW BUSINESS			

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>AT&T Wireless Site- Natomas Airport, located at the northeast corner of San Juan Road and Airport Road. Entitlements to allow the continued use of an existing 60 foot monopole and the extension of the height of the existing pole from 60 feet to 73 feet to allow for a future co-locator in the Agriculture (A) zone, located at the northeast corner of San Juan Road and Airport Road. (D1) APN: 225-0180-057</p> <p>A. Environmental Determination: Exempt per Section 15301 & 15302;</p> <p>B. Special Permit to allow a 73' monopole in the Agriculture (A) zone, located at the northeast corner of San Juan Road and Airport Road.</p>	P01-073 Hearing	<p>Stacia Cosgrove, 808-7110</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
5.	<p>Sycamore Park Subdivision located at the northwest corner of Sully Street and Main Avenue. Entitlements to subdivide 3.3" vacant acres into 18 lots to allow development 16 single family units and four half-plex units in the Standard Single Family (R-1) zone. (D2) APN: 226-0330-008.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Inclusionary Housing Plan;</p> <p>C. Tentative Map to subdivide one vacant parcel totaling 3.3" net acres into 18 lots (16 single family lots and two half-plex lots) in the Single Family (R-1) zone;</p> <p>D. Subdivision Modification to allow through lots;</p> <p>E. Subdivision Modification to allow lots less than 100 feet deep;</p> <p>F. Subdivision Modification to allow lots less than 5,200 square feet.</p>	P02-174 Consent	<p>Michael York, 808-8239</p> <p>A-F Adopted Notice of Decision and Findings of Fact of Approval</p>
6.	<p>Beaver Subdivision located at 6900 Power Inn Road. Entitlements to develop three new single-family homes on 1.0+ acre in the Single Family Alternative (R-1A) zone located at 6900 Power Inn road. APN: 043-0260-035. Council District 6.</p> <p>A. Environmental Determination: Exempt (15332)</p> <p>B. Tentative Map to subdivide 1.0+ acre into 4 lots.</p> <p>C. Special Permit to develop 3 single family residences in the Single Family Alternative (R-1A) zone.</p>	P03-153 Consent	<p>Antonio Ablog, 808-7702</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
7.	<p>Lemon Acres located at 7450 & 7520 38th Avenue. Tentative Map to subdivide 2.2+ gross acres into 13 lots in the Standard Single-Family (R-1) zone at 7450 & 7520 38th Avenue. APN: 027-0323-006 & 007. Council District 6.</p> <p>A. Environmental Determination: Exempt (15332)</p> <p>B. Tentative Map to subdivide 2.2+ gross acres into 13 lots in the Standard Single-Family (R-1) zone.</p>	P04-021 Consent	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopted Notice of Decision and Findings of Fact of Approval.</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p>Baptista Residences located at 30th Street off 52nd Ave. Entitlements to construct a single family home plus a second residential unit on each of two vacant parcels in the Standard Single-family Executive Airport Overflight 4 (R-1-EA4) zone. APNs: 036-0155-003 and 004 (D5);</p> <p>A. Environmental Determination: Categorical Exemption (15303, 15332);</p> <p>B. Special Permit to construct a 657± square foot second residential unit concurrent with the construction of the primary residential unit on each of two parcels in the Standard Single-family Executive Airport Overflight 4 (R-1-EA4) zone.</p>	P04-023 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
9.	<p>Laguna Pointe Alcohol Sales Special Permit located at 7401 Sheldon Road. Entitlements to allow the sale of beer and wine at an existing Shell gas station on 1.82± acres in the Shopping Center-Laguna Pointe Marketplace PUD (SC-PUD) zone; APN: 117-0212-053; D8;</p> <p>A. Environmental Determination: Exempt 15301;</p> <p>B. Special Permit to allow the sale of beer and wine at an existing Shell gas station on 1.82± acres in the Shopping Center-Laguna Pointe Marketplace PUD (SC-PUD) zone.</p>	P04-033 Consent	<p>Ellen Marshall, 808-5851</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
10.	<p>Hale Building Lofts located at 831 K Street. Entitlements to renovate the 2nd and 3rd Floors of the Hale Building from office space to 33 residential units, and to waive parking for the units, in the Central Business District (C-3-SPD Determination) zone; APN: 006-0097-012 (D1)</p> <p>A. Environmental: Exempt (CEQA section 15322);</p> <p>B. Special Permit to waive eight required parking spaces for a 33 residential units in the Central Business District Special Planning District (C-3 SPD) zone.</p>	P04-070 Consent	<p>Mark Kraft, 808-8116</p> <p>Continued by Planning Commission to July 8, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
11.	<p>19th Street Lofts located 1916 19th Street. Entitlements to develop a 3,501" square foot, three unit, three story residential structure on 0.06" acres in the Multi-Family (R-5) zone. (D4) APN: 010-0022-013.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Plan Review for a 3-unit multi-family development on 0.06" acres in the Multi-Family (R-5) zone;</p> <p>C. Variance to reduce the rear yard setback for a three story multi-family structure from 15 feet to 5 feet;</p> <p>D. Variance to reduce the side yard setback for a three story multi-family structure 5 feet to 2.67 feet;</p> <p>E. Variance to reduce required maneuvering space for a three car garage from 26 feet to 25 feet.</p>	P04-078 Consent	<p>Michael York, 808-8239</p> <p>A-E Adopted Notice of Decision and Findings of Fact for Approval</p>
12.	<p>Cingular Bell Cell Tower located at 5700 S. Land Park Drive Entitlements to replace an existing 30' high church bell tower with a new 76' high church bell tower in order to support interior cellular antennas, as well as install accessory equipment situated to the rear of the site, at an existing church located at 5700 S. Land Park, within the Single Family Residential Executive Airport Overlay (R-1-EA4) zone; APN: 024-0161-010 & 024-0151-021 (D4)</p> <p>A. Environmental Determination: Exempt (CEQA section 15303);</p> <p>B. Special Permit to replace an existing 30' high church bell tower with a new 76' high church bell tower in order to support interior cellular antennas.</p>	P04-082 Hearing	<p>Heather Forest, 808-5008</p> <p>Continued by Applicant to July 22, 2004</p>
13.	<p>Michoacan Supermarket located at 4604 Franklin Boulevard Entitlements to allow the sales of alcoholic beverages within a 13,000 square foot supermarket, located in the General Commercial (C-2) zone; APN: 019-0102-004 (D5)</p> <p>A. Environmental Determination: Exempt (CEQA section 15301(a));</p> <p>B. Special Permit to allow the sales of alcoholic beverages within a 13,000 square foot supermarket.</p>	P04-086 Consent	<p>Heather Forest, 808-5008</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
14.	<p>Richards Chevron Station located at 201 Richards Boulevard. Entitlements to reconstruct a gas station and convenience market on 0.5" acres in the Highway Commercial Richards Boulevard Special Planning District (HC SPD) zone. (D1) (APN:001-0182-001).</p> <p>A. Environmental Determination: Exempt, Section 15303;</p> <p>B. Special Permit to re-establish an existing non-conforming use (sale of beer and wine for off-site consumption);</p> <p>C. Variance to reduce the rear yard setback from 15 feet to 0 feet;</p> <p>D. Variance to reduce the side yard setback from 15 feet to 0 feet.</p>	P04-111 Consent	<p>Ted Kozak, 808-1944</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p>
15.	<p>North Natomas Landscape Corridor Guidelines. Entitlements to establish guidelines for the design, construction and maintenance of a freeway landscape buffer located on 123 gross acres(ga) on the east and west sides of I-5 located from I-80 north to Elkhorn Boulevard. (D1) North Natomas.</p> <p>A. Environmental Determination: Categorical Exemption {Sec. 15061 (b) (3)};</p> <p>B. North Natomas Landscape Corridor Guidelines establishing guidelines for the design, construction and maintenance of a 100 foot freeway landscaping buffer.</p>	M02-068 Consent	<p>Donna Decker, 808-5698</p> <p>Continued by Staff to July 8, 2004</p>
16.	<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	<p>Julie Sontag, 808-5691</p> <p>A-B Recommended Approval and Forwarded to City Council with Comments</p>
17.	<p>SACOG Regional Blueprint Presentation Presentation by City Staff and SACOG Staff of the Regional Blueprint results from the TALL Order Forum held on April 30th at the Sacramento Convention Center. The purpose of the presentation is to lay the framework for Commission discuss related to the four alternative scenarios as they apply specifically to the City of Sacramento and to begin to provide SACOG with direction on the shape of a preferred alternative to be included in the regional preferred alternative.</p>	M03-041	<p>Steve Peterson, 808-5981</p> <p>Information Given</p>
MISCELLANEOUS			
18.	Citizens Addressing the Planning Commission		
19.	Questions and Ideas of the Planning Commission		

