



CITY OF SACRAMENTO PLANNING COMMISSION

••• SYNOPSIS •••

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

July 8, 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 Staff to July 22, 2004</p>
2.	<p>Expo Law Offices located at 1111 Exposition Boulevard</p> <p style="text-align: center;">(See Item 6)</p>	P03-138 Consent	Ted Kozak, 808-1944
3.	<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 Hearing	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Denial</p>
4.	<p>Hale Building Lofts located at 825 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 Determination: 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> <p style="text-align: right;">Continued from June 24, 2004</p>	P04-070 Consent	<p>Mark Kraft, 808-8116</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
NEW BUSINESS			

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p>5001 Karbet Way located on Karbet Way North of 27th Avenue. ENTITLEMENTS to develop eight half-plex units and one single-family detached home on 0.852± net acres in the Single-Family Alternative (R-1A) Zone at 5001 Karbet Way. APN: 016-0342-014. Council District 4</p> <p>A. Environmental Determination: Exempt (CEQA 15332)</p> <p>B. Special permit to develop 8 half-plexes and one single-family detached home on 0.852± net acres the R-1A zone;</p> <p>C. Tentative Map to subdivide 0.852 net acres into nine parcels.</p>	P02-151 Consent	<p>Antonio Ablog, 808-7702</p> <p>Continued by Planning Commission to July 22, 2004</p>
6.	<p>Expo Law Offices located at 1111 Exposition Boulevard Entitlements to construct a total of 105,000 square feet of offices with support retail 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;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit for a Major Project on 5 +/- acres in the General Commercial Labor Intensive (C-2-LI) zone.</p>	P03-138 Consent	<p>Ted Kozak, 808-1944</p> <p>Withdrawn by Applicant</p>
7.	<p>Evangelical Reformed Church located at 1650 Arcade Boulevard. ENTITLEMENTS to construct a 136 seat, 4,496+/- sq ft church and a 3,006 +/- sf parsonage on 2 +/- undeveloped acres in the Multi-Family (R-2A) zone. APN: 265-0060-049. Council District 2.</p> <p>A. Environmental Determination: Exempt (15332)</p> <p>B. Special Permit to construct a church in the Multi-Family (R-2A) zone.</p>	P03-145 Consent	<p>Mark Kraft, 808-8116</p> <p>Continued by Staff to July 22, 2004</p>
8.	<p>Peralta Estate Subdivision, located at 521 Peralta Avenue. Entitlements to subdivide one parcel into 8 parcels on 1.5± acres in the Standard Single Family (R-1) zone, located at 521 Peralta Avenue. (D1) APN: 262-0251-018</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Map to subdivide one parcel into 8 parcels on 1.5± acres in the Standard Single Family (R-1) zone;</p> <p>D. Subdivision Modification to create one corner parcel less than 62 feet wide</p>	P03-160 Consent	<p>Stacia Cosgrove, 808-7110</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>A-1 Auto located at 885 El Camino Avenue Entitlements to develop a used car lot with a 300 SF office and 18,000 SF of sales/storage area. The site is approximately 0.5+/- net acres and is located at 885 El Camino Avenue in the General Commercial (C-2) zone. APN: 265-0293-029. D2.</p> <p>A. Environmental Determination: Exempt; Section 15301 B. Special Permit to develop a used car lot on 0.5" developed acres in the General Commercial (C-2) zone.</p>	P04-010 Consent	Ted Kozak, 808-1944 A-B Adopted Notice of Decision and Findings of Fact for Approval
10.	<p>Bergamo Preparatory School located at 8200 Pocket Road. Entitlements to operate a private Montessori school in the Office Planned Unit Development (OB PUD) zone. APNs: 031-1210-062, 031-0480-001 (D7);</p> <p>A. Environmental Determination: Categorical Exemption; B. Special Permit to allow the operation of a private Montessori school in the Office Planned Unit Development (OB PUD) zone.</p>	P04-060 Hearing	Kimberly Kaufmann-Brisby, 808-5590 A-B Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
11.	<p>Norwood Beacon located at 4200 Norwood Avenue An appeal of the decision of the Chief of Police denying a Letter of Public Convenience or Necessity for a gas station/convenience store, on 0.89" developed acres in the General Commercial Review (C-2-R) zone; APN: 237-0100-037 (D2)</p> <p>A. Environmental Determination: Exempt; Section 15061(b)(3); B. Appeal of the decision of the Chief of Police denying a Letter of Public Convenience or Necessity for the sale of beer and wine in conjunction with a gas station/convenience market, on 0.89" developed acres in the General Commercial Review (C-2-R) zone.</p>	P04-063 Hearing	Ted Kozak, 808-1944 A-B Adopted Notice of Decision and Findings of Fact for Denial
12.	<p>Burton Residence located at 4761 Mead Avenue Entitlements to allow an existing 672 square foot residence to become a second residential unit and allow the construction of a new 1,572 square foot single family residence on the front of the parcel, located at 4761 Mead Avenue, in the Single Family Residential (R-1) zone; APN: 017-0143-027 (D4)</p> <p>A. Environmental Determination: Exempt (CEQA section 15303); B. Special Permit to allow an existing 672 square foot residence to become a second residential unit.</p>	P04-068 Hearing	Heather Forest, 808-5008 A-B Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
13.	<p>Sheldon Whitehouse North located on Whitehouse Road, north of Sheldon Road. Entitlements to construct subdivide 0.50± gross acres into 3 single-family parcels in the Rural Estates (RE – ¼) Zone on Whitehouse Road, north of Sheldon Road. APN: 117-0212-017. Council District 8.</p> <p>A. Environmental Determination: Exempt (15332)</p> <p>B. Rezone to zone 0.50± gross acres from Rural Estates (RE – ¼) Zone to the Standard Single-Family (R-1) Zone on Whitehouse Road, north of Sheldon Road.</p> <p>C. Tentative map to subdivide 0.50± gross acres into 3 single-family parcels in the Rural Estates (RE – ¼) Zone on Whitehouse Road, north of Sheldon Road</p>	P04-077 Consent	Antonio Ablog, 808-7702 A-C Adopted Notice of Decision and Findings of Fact for Approval
14.	<p>North Natomas Landscape Corridor Guidelines Entitlements to establish guidelines for the east and west freeway buffer areas along Interstate 5 from the northerly city boundary south to I-80. (D1) North Natomas.</p> <p>A. Environmental Determination: Categorical Exemption (Sec. 15061 (b) (3))</p> <p>B. Establish the North Natomas Landscape Corridor Guidelines for the design, construction and maintenance of landscaping within the 100 foot freeway buffer</p>	M02-068 Consent	Donna Decker, 808-5698 A-B Approved and Forwarded to City Council
15.	<p>Light Rail Station Policy and Ordinance General Plan and City Code Amendments encouraging transit supportive and pedestrian friendly development within ¼ mile of light rail stations.</p> <p>A. Environmental Determination: Exempt CEQA Section 15061(b)(3)</p> <p>B. General Plan Amendment to Sections One, Four and Five of the Sacramento General Plan to incorporate transit supportive policies.</p> <p>C. Ordinance amending section 17.16.010, table 17.24.020 b of section 17.24.020, table 17.24.030 b of section 17.24.030, and table 17.24.040 b of section 17.24.040, and amending footnotes 8, 13, and 35, of and adding footnote 80 to section 17.24.050 of title 17 of the Sacramento City Code (the zoning code) relating to commercial uses near light rail stations.</p>	M02-078 Hearing	Todd Leon, 808-5538 Continued to Special Planning Commission meeting of July 29, 2004
MISCELLANEOUS			
16.	Citizens Addressing the Planning Commission		
17.	Questions and Ideas of the Planning Commission		