



CITY OF SACRAMENTO PLANNING COMMISSION

••• SYNOPSIS•••

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

September 23, 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-CARROLL	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
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	AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	<p>Morrison Brooks Estates located at 52 Morrison Avenue. ENTITLEMENTS to subdivide one vacant lot totaling 5 +/- vacant acres into 29 single family lots in the Single Family Alternative (R-1A) zone. (D2) APN: 250-0352-001</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Map to subdivide one lot into 29 lots in the Single Family Alternative (R-1A) zone;</p> <p style="text-align: center;">Continued from September 9, 2004</p>	P03-074 Consent	<p>Mark Kraft, 808-8116</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
2.	<p>Parkfield Court Monopole. ENTITLEMENTS to construct a 60 foot monopole with six panel antennas in the Standard Single-Family (R-1) zone at 5500 Parkfield Court. APN: 016-0280-035, 024-0071-008. Council District 4.</p> <p>A. Environmental Determination: Exempt (15303c)</p> <p>B. Special Permit to construct a 60 foot monopole in the Standard Single-Family (R-1) zone at 5500 Parkfield Court .</p> <p style="text-align: center;">Continued from September 9, 2004</p>	P03-097 Hearing	<p>Antonio Ablog, 808-7702</p> <p>Continued by Applicant to October 28, 2004</p>
3.	<p>Frienza Tentative Map located at 1661 Frienza Avenue. Entitlements to subdivide two lots into 14 alternative single family parcels, totaling 0.9 +/- acres, at 1661 Frienza Avenue in the Multi Family Residential (R-2A) zone. APN: 266-0311-024, -025. (D2)</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Tentative Map to subdivide two lots into 14 alternative single family parcels on 0.9 +/- acres in the Multi Family Residential (R-2A) zone;</p> <p>C. Special Permit to develop 14 alternative housing units on 0.9 +/- acres in the Multi Family Residential (R-2A) zone;</p> <p>D. Special Permit to modify the standards for a 2nd family unit in the Multi-Family Residential (R-2A) zone;</p> <p>E. Variance to reduce the required driveway for lots 6 and 13 from 20 to 18 feet.</p> <p style="text-align: center;">Continued from August 26, 2004</p>	P04-073 Consent	<p>Ted Kozak, 808-1944</p> <p>A-E Adopted Notice of Decision and Findings of Fact for Approval</p>
4.	<p>Mercantile Saloon located at 1928 L Street. Entitlements to expand a 3,720 sf existing bar (aka Mercantile Saloon) by adding 462 sq of new building area and a 730 sf covered smoking lounge in the General Commercial (C-2) zone APN 007-0143-007 (D3).</p> <p>A. Environmental Determination: Exempt 15301.</p> <p>B. Special Permit to expand an existing bar.</p> <p>C. Special Permit to waive 7 required parking spaces.</p>	P04-074 Consent	<p>Mark Kraft, 808-8116</p> <p>Continued by Applicant to October 14, 2004</p>

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5.	<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 59' 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 59' high church bell tower in order to support interior cellular antennas.</p> <p style="text-align: right;">Continued from September 9, 2004</p>	P04-082 Hearing	<p>Heather Forest, 808-5008</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
6.	<p>Christian Brothers Monopole located at the 4315 Martin Luther King Jr. Boulevard. Entitlements to allow the construction of a Sprint PCS Wireless facility and monopole with 3 panel antenna in the Standard Single Family (R-1) zone; (D5; APN: 020-0220-006)</p> <p>A. Environmental Determination: Exempt 15301;</p> <p>B. Special Permit to allow the construction of a Sprint PCS Wireless facility and 52 feet, 6 inch monopole with 3 panel antenna in the Standard Single Family (R-1) zone.</p> <p style="text-align: right;">Continued from September 9, 2004</p>	P04-105 Consent	<p>Ellen Marshall, 808-5851</p> <p>Continued by Applicant to October 14, 2004</p>
7.	<p>Del Paso Arts Center located at 1901 Del Paso Boulevard. Entitlements to allow the conversion of a 15,000 square foot warehouse into a theater for performing arts, an art gallery, and a 250 seat church on Sundays, located on 0.44" developed acres in the General Commercial (C-2) zone at 1901 Del Paso Boulevard, and to allow for 70 off-site parking spaces for the building's use at 650 El Camino Avenue in the C-2 zone. The APN: 275-0035-024 (1901 Del Paso Blvd), 275-0043-001 and -016 (parking). Council District 2.</p> <p>A. Environmental Determination: Exempt 15301.</p> <p>B. Special Permit for a 250 seat church in an existing 15,000 square foot building, on 0.44" developed acres in the C-2 zone;</p> <p>C. Special Permit for off-site parking, located at 650 El Camino Avenue in the C-2 zone.</p> <p style="text-align: right;">Continued from September 9, 2004</p>	P04-050	<p>Ted Kozak, 808-1944</p> <p>Continued by Staff to October 14, 2004</p>
NEW BUSINESS			

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p>Laguna Vista Mini-Storage located between Jacinto and Sheldon roads on the west side of West Stockton Boulevard Entitlements to allow construction of 127,890± square foot mini-storage. APN: 117-1410-056, (D8);</p> <p>A. Environmental Determination: Addendum to a prior Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Rezone of 3.623± acres from a Limited Commercial Review (C-1R) zone to a General Commercial Review (C-2R) zone;</p> <p>D. Special Permit to construct a mini-storage facility in the General Commercial Review (C-2R) zone;</p> <p>E. Special Permit to construct a building larger than 40,000 gross square feet in the General Commercial Review (C-2R) zone.</p>	P03-001 Hearing	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-B, D-E Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>C Recommended Approval and Forwarded to City Council</p>
9.	<p>Norwood/180 Monopole located at 3950 Norwood Avenue. Entitlements to replace rooftop antennas with a 50 foot monopole on 3.45" developed acres in the Light Industrial Labor Intensive Planned Unit Development (M-1-LI-PUD) zone. APN: 250-0040-046. Council District 2.</p> <p>A. Environmental Determination: Exempt, Section 15303;</p> <p>B. Special Permit to construct a 50 foot monopole with equipment lease area on 3.45" developed acres in the Light Industrial Labor Intensive Planned Unit Development (M-1-LI-PUD) zone.</p>	P03-112 Hearing	<p>Michael York, 808-8239</p> <p>Withdrawn by Applicant</p>
10.	<p>TPD Trailers located at the southeast corner of South Watt Avenue and Osage. Entitlements to operate an RV/trailer dealership in the on 3.0± gross acres in the Light Industrial Review (M-2S-R) zone at the southeast corner of South Watt and Osage. APN: 062-0030-012. Council District 6.</p> <p>A. Environmental Determination: Categorical Exemption (CEQA Section 15061(b)(4));</p> <p>B. Plan Review of a 20,000 square foot Trailer sales and repair facility in the Light Industrial Review (M-2S-R) zone;</p> <p>C. Variance to allow unscreened outdoor trailer storage in the Light Industrial Review (M-2S-R) zone.</p>	P04-092 Hearing	<p>Antonio Ablog, 808-7702</p> <p>Approved Plan Review and Intent Motion to Deny Variance and Continue to October 28, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
11.	<p>5597 Stockton Boulevard Alcohol Special Permit Entitlements to allow the sale of beer and wine at an existing Chevron gas station on 20,400 sq.ft. in the Heavy Commercial Stockton Blvd. Special Planning District (C-4-SPD) zone; APN: ,023-0221-018; D5;</p> <p>A. Environmental Determination: Categorical Exemption (CEQA Section 15301);</p> <p>B. Special Permit to allow the sale of alcohol at an existing Chevron gas station on 20,400± sq.ft. in the Heavy Commercial Stockton Blvd. Special Planning District (C-4-SPD) zone.</p>	P04-116 Consent	Ellen Marshall, 808-5851 A-B Adopted Notice of Decision and Findings of Fact for Approval
12.	<p>Goldenland Business Park 2 located in the southwest corner of Terracina Drive and Gateway Park Blvd. Entitlement to subdivide three lots totaling 0.91±acres into six in the Employment Center 30 (EC-30PUD) zone within the Goldenland Planned Unit Development. APN: portions of 225-1620-005 thru 008 (D1) Entitlements include:</p> <p>A Environmental Determination: Addendum</p> <p>B Tentative Map to subdivide three lots totaling 0.91±acres into six lots in the Employment Center 30 (EC-30PUD) zone within the Goldenland Planned Unit Development.</p>	P04-125 Consent	Kenny Wan, 808-2222 A-B Adopted Notice of Decision and Findings of Fact for Approval
13.	<p>Rear Yard Reduction for Residences located at 341 and 371 Mill Valley Circle North in Heritage at Natomas Park. Entitlements to amend the Northborough Area Planned Unit Development Guidelines for Heritage at Natomas Park to reduce the required rear yard setback for two single-family residences in the Standard Single-Family Planned Unit Development (R-1-PUD) zone in the Northborough Area Planned Unit Development in the North Natomas Community Plan Area. (D1) APN: 201-0850-088 and 201-0850-090.</p> <p>A. Environmental Determination: Categorical Exemption (CEQA Section 15305);</p> <p>B. PUD Guidelines Amendment to reduce the required rear yard setback for two single-family residences in the Standard Single-Family Planned Unit Development (R-1-PUD) zone at Heritage at Natomas Park in the Northborough Area Planned Unit Development.</p>	P04-159 Consent	David Hung, 808-5530 A-B Adopted Notice of Decision and Findings of Fact for Approval

AGENDA ITEM		FILE	STAFF RECOMMENDATION
14.	Draft Parks & Recreation Master Plan and related General Plan Amendments. The Parks & Recreation Master Plan will provide a vision, goals, service levels, and guiding policies, and will set direction for the future of the Department of Parks and Recreation. It will also provide a basis for various elements of the 2025 General Plan Update.	M01-065	J.P. Tindell, 808-1955 Helen Selph, 808-7852 Comments Given
15.	Planning Commission Rules & Procedure	M04-048	Sabina Gilbert, 808-8204 Information Given
16.	R Street Urban Design and Development Plan The R Street Urban Design and Development plan will provide streetscape design guidelines, infrastructure standards, and financing plan strategies for the CADA portion of the R Street Corridor.	M04-053	Todd Leon, 808-5538 Comments Given
MISCELLANEOUS			
17.	Citizens Addressing the Planning Commission		
18.	Questions and Ideas of the Planning Commission		