



CITY OF SACRAMENTO PLANNING COMMISSION

●●● AGENDA ●●●

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

May 12, 2005

Meeting Coordinator: David Kwong, 808-2691

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 ITEMS 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.

LOBBYISTS If you are a Lobbyist, you must identify yourself as such, and you must identify the client(s)/business/organization you are representing.
(SAC CITY CODE 2.15.150)

PLEASE TURN ALL CELL PHONES AND PAGERS OFF IN THE MEETING

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PLANNING COMMISSIONERS

THERESA TAYLOR-CARROLL, CHAIR D.E. "RED" BANES, VICE-CHAIR JAMES BACCHINI JOHN BOYD MICHAEL NOTESTINE	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
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SUMMARY OF AGENDA CONTENTS
May 12, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Synopsis of April 14, 2005 Planning Commission Meeting		Consent
2.	Kroy Way Tower located at 3502 Kroy Way	P03-126	Hearing
3.	Del Paso Panda Express located at the Southwest corner of Del Paso Road and East Commerce Way, North of Advantage Way, North Natomas	P04-157	Consent
4.	Winterhaven Avenue Tentative Map, located at 504 Winterhaven Avenue	P04-194	Consent
5.	South Sacramento Christian Center located at 8700 Bruceville Road	P04-214	Consent
6.	Oakmont Street Variance located east side of Oakmont Street between Eleanor Avenue and Las Palmas Avenue	P04-235	Consent
7.	Thelma Avenue Tentative Map located south of Reiner Way and west of Thelma Avenue	P04-225	Hearing
8.	Konishchuk Addition located at 2336 Downar Way	P04-260	Consent
9.	Merryhill Preschool located at Danbrook Drive, south of Club Center Drive	P05-005	Continued by Applicant to May 26, 2005
10.	Kocher Residence located at 5420 Dry Creek Road	P05-006	Consent
11.	Opus Gateway Office, located at the northeast corner of Truxel Road and Interstate-80	P05-016	Consent
12.	D Street Townhomes located at 1718 D Street and 400 17th Street	P05-017	Consent
13.	Pedestrian Master Plan	M02-004	Informational
14.	Development Streamlining Ordinances	M03-208	Hearing
15.	Central City Master Parking Plan	M04-110	Informational

16.	41st Street Alley Vacation	M05-026	Consent
17.	2006 Transportation Programming Guide (TPG	M05-023	Informational
18.	Pedestrian Master Plan	M02-004	Informational
19.	Citizens Addressing the Planning Commission		
20.	Committee Reports By The Planning Commissioners		
21.	Questions and Ideas of the Planning Commission		

AGENDA ITEM		FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	Synopsis of April 28, 2005 Planning Commission Meeting	Consent	David Kwong, 808-2691
2.	<p>Kroy Way Tower located at 3502 Kroy Way. Entitlements to restore a damaged 191' communications tower in the Standard Single-Family (R-1) zone located at 3502 Kroy Way. APN: 015-0236-008. District 6.</p> <p>A. Environmental Determination: Exempt</p> <p>B. Special Permit Major Modification to repair a damaged 197' antenna in the Standard Single-Family (R-1) zone;</p> <p>C. Revocation of an existing Special Permit (P2747) to operate a broadcasting studio at 3502 Kroy Way.</p>	P03-126 Hearing	Antonio Ablog, 808-7702 A-C Adopt Notice of Decision and Findings of Fact for Denial
3.	<p>Del Paso Panda Express located at the Southwest corner of Del Paso Road and East Commerce Way, North of Advantage Way, North Natomas. Entitlement to construct a 2,448± square feet fast food restaurant with drive-through facility in the 0.86±acres Highway Commercial (HC-PUD) zone. APN: 225-1960-002 (D1) Entitlements include:</p> <p>A. Environmental Determination: Exempt</p> <p>B. Special Permit to allow the construction of a 2,448± square feet fast food restaurant on 0.86 ±acres Highway Commercial (HC-PUD) zone.</p> <p>C. Special Permit for a drive-through facility located on the 0.86 ±acres site for a 2,448 ±sq.ft fast food restaurant.</p>	P04-157 Consent	Kenny Wan, 808-1964 A-C Adopt Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>Winterhaven Avenue Tentative Map, located at 504 Winterhaven. Entitlements to subdivide 1.4+/- acres into nine (9) lots in the Standard Single Family (R-1) zone.</p> <p>A. Environmental Determination: Exempt per CEQA Section 15332;</p> <p>B. Tentative Map to divide 1.4+/- acres into nine (9) parcels in the Standard Single Family (R-1) zone;</p> <p>C. Subdivision Modification to create two halfplex lots less than 100 feet in depth;</p> <p>D. Subdivision Modification to create parcels less than 52 feet in width;</p> <p>E. Subdivision Modification to create parcels less than 5,200 square feet in area.</p>	P04-194 Consent	<p>Stacia Cosgrove, 808-7110</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>
5.	<p>South Sacramento Christian Center Located at 8700 Bruceville Road. Entitlements to construct and operate a 715 seat church on 5± vacant acres in the Rural Estates One Residential Unit per Four Acres (RE ¼) zone within the Jacinto Creek Planning Area (JCPA) APN: 117-0212-046; (D8).</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit to allow the construction and operation of a 715 seat church in the Rural Estates One Residential Unit per Four Acres (RE ¼) zone within the Jacinto Creek Planning Area (JCPA).</p>	P04-214 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
6.	<p>Oakmont Street Variance located east side of Oakmont Street between Eleanor Avenue and Las Palmas Avenue. Entitlements to develop a single family residence on a 0.17± acre lot that has no public frontage in the Standard Single Family (R-1) zone. APN: 263-0142-024. Council District 2.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Variance to develop a single family residence without public street frontage on a 0.17± acre in the Standard Single Family (R-1) zone.</p>	P04-235 Consent	<p>Michael York, 808-8239</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

Continued from April 14, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p>Thelma Avenue Tentative Map located south of Reiner Way and west of Thelma Avenue. Entitlements to subdivide a 2.66± net acre parcel into twenty (20) single-family parcels. (D1) APN: 274-0060-012.</p> <p>A. Environmental Determination: Categorical Exemption (Section 15332);</p> <p>B. Tentative Subdivision Map to subdivide 2.66± net acres into twenty (20) parcels in the Standard Single-Family (R-1) zone; and</p> <p>C. Subdivision Modification to create single-family lots with less than 100 feet in depth and to create through-lots on adjacent property to the south.</p>	P04-225 Hearing	<p>Arwen Wacht, 808-1964</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
8.	<p>Konishchuk Addition located at 2336 Downar Way. Entitlements to expand an existing 876 sf single family home to 1,361 square feet in the Industrial (M-1) zone. APN: 238-0160-010. District 2.</p> <p>A. Environmental Determination: Exempt per CEQA 15332.</p> <p>B. Special Permit to expand an existing non-conforming use in the M-1 zone.</p>	P04-260 Consent	<p>Mark Kraft, 808-8116</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
9.	<p>Merryhill Preschool located at Danbrook Drive, south of Club Center Drive. Entitlements to construct an 8,475± square-foot preschool on 1.33± acres in the Multi-Family Planned Unit Development (R-2A-PUD) zone in the Northpointe Park PUD in the North Natomas Community Plan Area. (D1) APN: 225-1730-003.</p> <p>A. Environmental Determination: Categorical Exemption (CEQA Section 15332);</p> <p>B. Special Permit to construct an 8,475± square-foot preschool on 1.33± acres in the Multi-Family Planned Unit Development (R-2A-PUD) zone in the Northpointe Park PUD.</p>	P05-005 Consent	<p>David Hung, 808-5530</p> <p>Continued by Applicant to May 26, 2005</p>
10.	<p>Kocher Residence located at 5420 Dry Creek Road. Entitlements to add an additional 1,319 sf to an existing non-conforming residence and to add a 1,000 sf shop to the rear of the site. APN: 215-0230-059. District 2.</p> <p>A. Environmental Determination: Exempt per CEQA 15332.</p> <p>B. Special Permit to expand a non-conforming use in the Light Industrial (M-1S-R) zone.</p>	P05-006 Consent	<p>Mark Kraft, 808-8116</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

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<p>11. Opus Gateway Office, located at the northeast corner of Truxel Road and Interstate-80. Entitlements to construct four office buildings (3 and 4 stories), a three-story parking structure, and a 350 space park-and-ride lot in the Employment Center Planned Unit Development (EC-50-PUD) zone, in the Promenade at Natomas PUD.</p> <p>A. Environmental Determination: Final EIR, State Clearinghouse #2000072035;</p> <p>B. Schematic Plan Amendment to depict the proposed project within the Promenade at Natomas PUD;</p> <p>C. Special Permit to construct four office buildings (for a total of 590,000 square feet), a three-story parking structure, and a 350 space park-and-ride lot in the EC-50-PUD zone.</p>	<p>P05-016 Consent</p>	<p>Stacia Cosgrove, 808-7110</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>12. D Street Townhomes located at 1718 D Street and 400 17th Street. Entitlements to construct 52 condominium units on 1.89+/- net acres in the proposed Multi-Family Residential (R-3A) zone. APN: 002-0133-005, 002-0135-001. Council District 3.</p> <p>A. Environmental Determination: Exempt Section 15332;</p> <p>B. Community Plan Amendment of 1.89± net acres from Industrial to Multi-Family Residential;</p> <p>C. Rezone 1.89± net acres from Heavy Commercial (C-4) to Multi-Family Residential (R-3A) zone;</p> <p>D. Lot Line Adjustment to adjust the property lines of the east half of existing "Lot 2" and existing "Lot 3" (APN: 002-0135-001)</p> <p>E. Tentative Map to subdivide 1.89± net acres into seven lots for condominium purposes in the existing Heavy Commercial (C-4) zone and/or the proposed Multi-Family Residential (R-3A) zone;</p> <p>F. Special Permit for alternative single family housing in the Heavy Commercial (C-4) and/or the proposed Multiple Family (R-3A) zone; and;</p> <p>G. Variance to waive the 50 percent shading requirement.</p>	<p>P05-017 Consent</p>	<p>Jeanne Corcoran, 808-5317</p> <p>A, E-G Adopt Notice of Decision and Findings of Fact for Approval</p> <p>D Withdrawn by Staff</p> <p>B-C Recommend Approval and Forward to City Council</p>
<p>13. Pedestrian Master Plan. The purpose of this presentation is to provide an opportunity for the Planning Commission to review and provide comments on the proposed 20-year master plan for pedestrian facility development, including an analysis of the City of Sacramento's current policies, codes, standards, and guidelines, and recommended changes to allow for a better pedestrian environment. Districts: All, Citywide</p>	<p>M02-004</p>	<p>Ed Cox, 808-8434</p> <p>Informational</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
14.	<p>Development Streamlining Ordinances Various amendments to Titles 2, 16, 17 of the Sacramento City Code to facilitate development consistent with the Sacramento General Plan by revising certain development standards and improving development application review processes. Council District: All, citywide.</p> <p>A. Environmental Determination: Exempt CEQA Section 15061(b)(3)</p> <p>B. Ordinance amending various sections of chapter 17.80 of Title 17 of the Sacramento City Code (the zoning code) relating to accessory structures;</p> <p>C. Ordinance amending footnote 58 of section 17.24.050 of Title 17 of the Sacramento City Code (the zoning code) relating to antennas and telecommunication facilities;</p> <p>D. Ordinance amending various sections of Title 16 of the Sacramento City Code (the subdivision ordinance) relating to lot line adjustments;</p> <p>E. Ordinance amending various chapters and sections of Title 17 of the Sacramento City Code (the zoning code) relating to main entrance and court requirements for duplexes, second residential units, and multifamily units;</p> <p>F. Ordinance amending various sections of Title 2, Title 16, and Title 17 of the Sacramento City Code relating to the processing of development entitlements;</p> <p>G. Ordinance amending various sections of chapters 17.24, 17.56, 17.180, and 17.196 of Title 17 of the Sacramento City Code (the zoning code) relating the planned unit developments.</p>	M03-208 Hearing	Tom Pace, 808-6848 A-B Recommend Approval and Forward to City Council
15.	<p>Central City Master Parking Plan. Staff presentation with overview of the Central City Master Parking plan led by Department of Transportation</p>	M04-110	Brian Abbanat, 808-7584 Informational
16.	<p>41st Street Alley Vacation located south of Y Street between 41st and 42nd Street. 65402(a) General Plan Consistency Review of an abandonment of a portion of an existing public alley south of Y Street between 41st and 42nd Street. Council district 5.</p> <p>A. Government Code 65402(a) Review of a proposed vacation of a portion of a public alley.</p>	M05-026 Consent	Antonio Ablog, 808-7702 Report Filed
17	<p>2006 Transportation Programming Guide (TPG). The purpose of this presentation is to provide an opportunity for the Planning Commission to review and provide comments on the 2006 TPG. Districts: All, Citywide</p>	M05-023	Ed Cox, 808-8434 Informational

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