



CITY OF SACRAMENTO PLANNING COMMISSION

●●● AGENDA ●●●

City Planning Commission will meet *Thursday* at 5:30
p.m.

915 I Street, Historic Building – 2nd Floor, Hearing Room

August 25, 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 915 I Street, New City Hall, 3rd Floor (Room 300 after 3:30 p.m.), 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 Development Services 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)

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PLANNING COMMISSIONERS

THERESA TAYLOR-CARROLL, CHAIR D.E. "RED" BANES, VICE-CHAIR VACANCY JOHN BOYD MICHAEL NOTESTINE	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
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August 25, 2005

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2.	Cooper Union Building, located at 1600-1608 H Street	P04-237	Consent
3.	Arika's Village, located on the northeast corner at the intersection of Florin Road and Woodbine Avenue	P05-038	Consent
4.	Prasad Tentative Subdivision Map, located at 4511 Austin Street.	P04-207	Continue to September 22, 2005 by Staff
5.	The Towers on Capitol Mall, located at 301 Capitol Mall	P04-221	Hearing
6.	Raley Boulevard Trucking Facility, located at 4645 Raley Boulevard	P04-224	Hearing
7.	Goodnight Duplex, located at 5545 and 5555 T Street	P04-248	Hearing
8.	Islands at Riverlake, located along the north and south sides of Pocket Road between East and West Shore Drives	P05-004	Hearing
9.	Claire Court Street Map, located at 5145 Rio Linda Blvd	P05-023	Continue to September 8, 2005 by Staff
10.	7 th & S Street Townhouses, located at 701 S Street	P05-026	Consent
11.	Owen Rezone, located at 5031 D Street.	P05-051	Consent
12.	D. Popovich Court Street Name Change, located at D. Popovich Court, off Mike Gartrell Circle	P05-114	Consent
13.	Citizens Addressing the Planning Commission		
14.	Committee Reports By The Planning Commissioners		
15.	Questions and Ideas of the Planning Commission		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	Synopsis of July 28, 2005 Planning Commission Meeting	Consent	David Kwong, 808-2691
2.	<p>Cooper Union Building located at 1600-1608 H Street. Entitlements to allow the development of a mixed-use building in the General Commercial (C-2) zone; (D1) APN: 006-0063-001 and -002.</p> <p>A. Environmental Determination: Categorical Exemption (15332);</p> <p>B. Lot Line Adjustment to merge two parcels to create one 19,200± square foot parcel;</p> <p>C. Variance to reduce the front yard setback from 16 feet to 1 foot in the General Commercial (C-2) zone;</p> <p>D. Variance to reduce the interior side setback in the General Commercial (C-2) zone; and</p> <p>E. Special Permit to gate the parking lot.</p> <p style="text-align: center;">Continued from August 11, 2005</p>	P04-237 Consent	Arwen Wacht, 808-1964 A-E Adopt Notice of Decision and Findings of Fact for Approval
3.	<p>Arika's Village, located on the northeast corner at the intersection of Florin Road and Woodbine Avenue. Entitlements to construct a 4-story mixed use development consisting of ground floor retail along Florin Road and 60 apartment units plus a separate child daycare facility in the General Commercial Review (C-2-R) zone. Assessor's Parcel Numbers: 041-0075-002, 003, 004 and 006</p> <p>A. Environmental Determination: Categorically Exempt (CEQA Section 15332);</p> <p>B. Special Permit to construct residential units within the General Commercial (C-2) zone;</p> <p>C. Special Permit to reduce required parking;</p> <p>D. Special Permit for off-site parking;</p> <p>E. Variance to waive a required 6' masonry wall between commercial and residential uses;</p> <p>F. Variance to reduce the required street side setback to zero-feet and the rear setback to ±3-feet in the General Commercial Review (C-2-R) zone;</p> <p>G. Lot Line Adjustment to relocate the common lot lines between four (4) parcels totaling ±2.04 acres, resulting in two (2) parcels;</p> <p>H. Section 65402(a) Review for General Plan consistency of the proposed abandonment of Sam Avenue.</p> <p style="text-align: center;">Continued from August 11, 2005</p>	P05-038 Consent	Kimberly Kaufman-Brisby, 808-5590 A-H Adopt Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>Prasad Tentative Subdivision Map located at 4511 Austin Street. Entitlements to subdivide 2.61± gross acres into ten (10) residential lots. (D2) APN: 237-0022-024.</p> <p>A. Environmental Determination: Categorical Exemption (Section 15332);</p> <p>B. Rezone 2.61± gross acres from the Agriculture (A) zone to the Standard Single-Family (R-1) zone;</p> <p>C. Tentative Subdivision Map to subdivide 2.61± gross acres into ten (10) parcels;</p> <p>D. Subdivision Modification to create (1) interior lot with less than 52 feet in width and create one (1) corner lot with less than 62 feet in width;</p> <p>E. Subdivision Modification to create two (2) parcels exceeding 160 feet in depth; and</p> <p>F. Subdivision Modification to create three (3) lots with less than 100 feet in depth</p>	P04-207 Continue	Arwen Wacht, 808-1964 Continue to September 22, 2005 by Staff
5.	<p>The Towers on Capitol Mall, located at 301 Capitol Mall. Entitlements to construct two, 53-story residential mixed-use high-rise towers for a total building area of 1.8+/- million square feet in the Central Business District Special Planning District (C-3-SPD) zone. (District 1) APN: 006-0141-043.</p> <p>A. Environmental Determination: Environmental Impact Report;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Map to designate the parcel for condominium purposes;</p> <p>D. Special Permit to construct up to 800 condominium units in the C-3-SPD zone;</p> <p>E. Special Permit to construct a 276-room hotel in the C-3-SPD zone;</p> <p>F. Special Permit for a Major Project over 75,000 gross square feet in the C-3-SPD zone;</p> <p>G. Special Permit for heliports for The Towers on Capitol Mall project.</p>	P04-221 Hearing	Stacia Cosgrove, 808-7110 A-G Adopt Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>Raley Boulevard Trucking Facility, located at 4645 Raley Boulevard. Entitlements to convert existing buildings into a trucking facility in the M-1S-R zone. The project will utilize the two buildings on the site (1,484 GSF.) for office space with the remainder of the lot for parking, landscaping and storage yard (D2) APN 237-0060-023.</p> <p>A. Environmental Determination: Exempt per CEQA 15322 B. Plan Review to convert existing buildings into a trucking facility C. Variance to reduce the required landscaped setback from 25 feet to 0 feet. D. Variance to waive the required masonry wall E. Variance to waive paving requirements for a portion of the site.</p>	P04-224 Hearing	Mark Kraft, 808-8116 A-E Adopt Notice of Decision and Findings of Fact for Approval
7.	<p>Goodnight Duplex Located at 5545 and 5555 T Street. Entitlements to allow the expansion of a non-conforming 3,135 square foot duplex in the Standard Single-Family (R-1) zone at 5555 "T" Street. Council District 6. APN: 011-0161 006</p> <p>A. Environmental Determination: Exempt (CEQA 15332) B. Special Permit to allow the expansion of a non conforming duplex in the Standard Single-Family (R-1) zone C. Variance to reduce the front yard setback to 18' in the Standard Single-Family (R-1) zone.</p>	P04-248 Hearing	Antonio Ablog, 808-7702 A-C Adopt Notice of Decision and Findings of Fact for Denial

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p>Islands at Riverlake located along the north and south sides of Pocket Road between East and West Shore drives. Entitlements to develop a 166 lot single-family subdivision in the Alternative Single-family LPPT Planned Unit Development (R-1A PUD) zone. Assessors Parcel Numbers (APNs): 031-1210-003; 031-1200-073; 031-1210-061; 031-1030-015; 031-1030-031; 031-1300-048; (District 7).</p> <p>A. Environmental Determination: Environmental Impact Report (EIR);</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Pocket Community Plan-South Pocket Specific Plan Amendment to clarify the "Townhouse and Related Development" designation of the LPPT PUD allows the full range of residential uses allowed under the zoning code for alternative single-family residential housing types as allowed in the Alternative Single-family (R-1A) zone including attached and detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects;</p> <p>D. PUD Guidelines Amendment to clarify the "Townhouse and Related Development" (R-1A) designation allows the full range of residential uses allowed under the zoning code for alternative single-family residential housing types as allowed in the Alternative Single-family (R-1A) zone including attached and detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects;</p> <p>E. Tentative Subdivision Map to subdivide 21.4± vacant acres into 166 lots;</p> <p>F. Special Permit to develop 139 detached alternative single-family homes and 27 common lots in the Alternative Single-family Planned Unit Development (R-1A PUD) zone;</p> <p>G. Subdivision Modification to reduce the standard 53' right-of-way for a private street.</p>	P05-004 Hearing	<p>Kimberly Kaufman-Brisby, 808-5590</p> <p>A-B, E-G Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-D Recommend Approval and Forward to City Council</p>
9.	<p>Claire Court Street Map located 5145 Rio Linda Boulevard Entitlements to subdivide one lot into 12 lots to develop 12 petite homes on 0.66± net acres in the Multi Family (R-2A) zone; APN: 226-0122-021. Council District 2.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Inclusionary Housing Plan;</p> <p>C. Tentative Map to subdivide one lot into 12 lots on 0.66± net acres in the Multi-Family (R-2A) zone;</p> <p>D. Special Permit to develop alternative housing (petite homes) on 0.66± net acres in the Multi-Family (R-2A) zone.</p>	P05-023 Continue	<p>Michael York, 808-5590</p> <p>Continue to September 8, 2005 by Staff</p>

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<p>10. 7th & S Street Townhouses located at 701 S Street. Entitlements to subdivide one lot into 10 lots to develop nine townhouse units and one condominium unit on 0.29± net acres in the Residential Mixed Use Special Planning District (RMX-SPD) zone; APN: 009-0063-014. Council District 4. A. Environmental Determination: Exempt, Section 15332; B. Tentative Map to subdivide one lot totaling 0.29± net acres into 10 lots in the Residential Mixed Use Special Planning District (RMX-SPD) zone; D. Special Permit to develop nine (9) townhouse units and one (1) condominium unit on 0.29± net acres in the Residential Mixed Use Special Planning District (RMX-SPD) zone; E. Variance to waive the parking and maneuvering area shading requirement; F. 65402 Review – General Plan consistency to abandon a portion of an alley.</p>	P05-026 Consent	Michael York, 808-5590 A-F Adopt Notice of Decision and Findings of Fact for Approval
<p>11. Owen Rezone, located at 5031 D Street. Entitlements to rezone 0.17+/- acres to develop two attached dwelling units in the proposed Two Family Review (R-2-R) zone. APN: 004 0201-044 A. Environmental Determination: Exempt, Section 15301; B. Rezone of 0.17± acres from Single Family (R-1) to Two Family Review (R-2-R) zone; C. Plan Review of existing structure to allow two dwelling units in the proposed Two Family Review (R-2R) zone</p>	P05-051 Consent	Michael York, 808-5590 A-C Adopt Notice of Decision and Findings of Fact for Approval
<p>12. D. Popovich Court Street Name Change, located at D. Popovich Court, off Mike Gartrell Circle Street name change of D. Popovich Court to Pete Popovich Court in the North Natomas Community Plan Area. (District 1) Adjacent to APN: 201-0560-049, -050, -051, -052, -053, -054, 055, -056, -057, -058, -059, -060, -061, -062, -063, -064, -065, -066. A. Environmental Determination: Exempt (CEQA Section 15061(b)(3)); B. Street Name Change from D. Popovich Court to Pete Popovich Court.</p>	P05-114 Consent	David Hung, 808-5530 A-B Adopt Notice of Decision and Findings of Fact for Approval
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