



# CITY OF SACRAMENTO PLANNING COMMISSION

## ●●●AGENDA●●●

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

915 I Street, Historic City Hall – 2<sup>nd</sup> Floor, Hearing Room

December 8, 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, within 10 calendar days of this meeting. If the 10<sup>th</sup> 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, 915 I Street, New City Hall, 3<sup>rd</sup> Floor.

LOBBYISTS If you are a Lobbyist, you must identify yourself as such, and you must identify the client(s)/business/organization you are representing.  
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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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**December 8, 2005**

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2.	Quinta Court Retail located at the southwest corner of Mack Road and Stockton Boulevard	P05-047	Consent
3.	Raley Boulevard Trucking Facility, located at 4645 Raley Boulevard.	P04-224	Continued by Staff to January 12, 2006
4.	Morrison Creek Tentative Map located at Morrison Creek Drive, East of Florin Rd	P04-253	Continued by Applicant to January 12, 2006
5.	Friedman Transit Village located at 6430 Folsom Blvd	P05-128	Withdrawn
6.	Appeal of the Target Expansion located at 2505 Riverside Boulevard.	DR05-059 & Z05-051	Hearing
7.	Paranjpe Rimmer Avenue located at 447 Rimmer Avenue	P04-103	Consent
8.	Reichmuth Park Monopine located on Gloria Drive south of Land Park Drive	P04-218	Consent
9.	Somerset Subdivision located at 5102 & 5104 Erhardt Avenue	P04-256	Consent
10.	Randle Heights Subdivision located South Avenue west of Norwood Avenue	P04-263	Consent
11.	Pham Plaza located at the southeast corner of Stockton Blvd and 48 <sup>th</sup> Avenue	P05-020	Consent
12.	Santa Ana Business Park located at Northwest corner Main Avenue and Lang Avenue	P05-025	Consent
13.	Laguna Place Apartments located at 7400 Shasta Avenue	P05-054	Continued by Staff to January 12, 2006
14.	Bercut Drive TM located 600-660 Bercut Drive	P05-078	Consent
15.	Gardner Country Estates located at 6600 63 <sup>rd</sup> Street	P05-085	Consent

16.	Inderkum High School Wireless Facility located at 2500 New Market Drive	P05-115	Hearing
17.	Kelly Unit Addition located at 2623 H Street	P05-121	Consent
18.	2761 & 2763 Riverside Boulevard Garage Replacement located at 2761 & 2763 Riverside Boulevard	P05-157	Consent
19.	St. Anton Building located at 2110 L Street	P05-158	Continued by Staff to January 12, 2006
20.	58 Degrees located at 1217 18 <sup>th</sup> Street	P05-160	Consent
21.	Appeal of Florin Road Subdivision Approval, located at 2730 Florin Road	Z05-186	Hearing
22.	Appeal of Heaton Carport – Airplane Hanger located at 2322 Cork Circle	Z05-203	Hearing
23.	Capitol West Side Projects located within the Capitol Area, an area of State offices west, south, and east of the State Capitol Building in downtown Sacramento	M05-095	Review and Comment
24.	Planning Commission’s 2006 Calendar		Consent
25.	Citizens Addressing the Planning Commission		
26.	Committee Reports By The Planning Commissioners		
27.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>		
1.	Synopsis of October 27, 2005 Planning Commission Meeting	Consent David Kwong, 808-2691
2.	<p><b>Quinta Court Retail located at the southwest corner of Mack Road and Stockton Boulevard.</b>                      Entitlements to allow a drive-thru coffee shop within a proposed 4,859± square foot retail building located at the southwest corner of Mack Road and Stockton Boulevard, in the General Commercial (C-2) zone. (D8) APN: 117-0170-080 <b>A. Environmental Determination:</b> Exempt (CEQA Section 15332); <b>B. Special Permit</b> to construct a new retail building with drive-thru window. <b>C. Special Permit</b> to reduce the required onsite parking spaces by two (2) spaces.</p> <p style="text-align: center;"><b>Continued from November 10, 2005</b></p>	P05-047 Consent Greg Sandlund, 808-8931 A-C Adopt Notice of Decision and Findings of Facts for Approval
3.	<p><b>Raley Boulevard Trucking Facility, located at 4645 Raley Boulevard.</b>                      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.  <b>A. Environmental Determination: Exempt per CEQA 15322 B. Plan Review</b> to convert existing buildings into a trucking facility <b>C. Variance</b> to reduce the required landscaped setback from 25 feet to 0 feet.  <b>D. Variance</b> to waive the required masonry wall  <b>E. Variance</b> to waive paving requirements for a portion of the site.</p> <p style="text-align: center;"><b>Continued from October 27, 2005</b></p>	P04-224 Continued Mark Kraft, 808-8116 Continued by Staff to January 12, 2006
4.	<p><b>Morrison Creek Tentative Map located at Morrison Creek Drive, East of Florin Rd.</b> Entitlements to subdivide a 2.38± acre parcel into seven parcels in the Heavy Industrial Special (M-2S) zone. APN: 064-0020-068 (D6); <b>A. Environmental Determination:</b> Categorically Exempt CEQA Section 15332; <b>B. Tentative Map</b> to subdivide a vacant ±2.38 parcel into seven parcels, one of which is the common area for the remaining six parcels, in the Heavy Industrial Special (M-2S) zone.</p> <p style="text-align: center;"><b>Continued from November 10, 2005</b></p>	P04-253 Continued Kimberly Kaufmann-Brisby, 808-5590 Continued by Applicant to January 12, 2006

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>5. <b>Friedman Transit Village located at 6430 Folsom Blvd.</b> Entitlements to modify conditions of approval for a 49,252 square foot mixed use development on 2.7 net acres in the residential Mixed Use Transit Village Overlay (RMX-TO) zone. APN: 008-0010-003, Council District 3. <b>A. Environmental Determination:</b> Prior Negative Declaration; <b>B. Special Permit Modification</b> to modify condition of approval relating to the right-of-way dedication for a 49,252 sf mixed-use project.</p> <p style="text-align: center;"><b>Continued from November 10, 2005</b></p>	P05-128 Withdrawn	Jeanne Corcoran, 808-5317  Withdrawn by Staff
<p>6. <b>Appeal of the Target Expansion located at 2505 Riverside Boulevard.</b> APN: 009-0291-020; District 4.  <b>A. Environmental Determination:</b> Exempt, per Section 15301 <b>B. Appeal of a Design Review / Preservation Board Approval</b> of a remodel and addition at an existing Target store.  <b>C. Appeal of a Zoning Administrator's Approval</b> of the Special Permit Major Modification to construct a 15,314± square foot addition to an existing 113,694 square foot discount store on 8.6± developed acres in the General Commercial (C-2) zone.</p>	DR05-059 & Z05-051 Hearing	Luis Sanchez, AIA, Design Review Director, 808-5957 Lindsey Alagozian, 808-2659  A-C Adopt Notice of Decision and Findings of Facts for Denial of Appeal
<p>7. <b>Paranjpe Rimmer Avenue located at 447 Rimmer Avenue.</b> Entitlements to allow the development of five single-family parcels and one common parcel in the proposed Single-Family Alternative (R-1A) zone in the South Natomas Community Plan Area. (District 1) APN: 250-0160-021. <b>A. Environmental Determination:</b> Exempt (CEQA Section 15332); <b>B. Rezone</b> 0.5± acre from Standard Single-Family (R-1) zone to Single-Family Alternative (R-1A) zone; <b>C. Tentative Map</b> to subdivide a 0.5± acre vacant parcel into six parcels in the Single-Family Alternative (R-1A) zone; <b>D. Special Permit</b> to develop single-family dwellings on five parcels in the Single-Family Alternative (R-1A) zone; <b>E. Variance</b> to allow issuance of building permits for buildings will less than twenty (20) feet of public street or approved private street frontage.</p>	P04-103 Consent	David Hung, 808-5530  A, C-E Adopt Notice of Decision and Findings of Fact for Approval  B Recommend Approval and Forward to City Council
<p>8. <b>Reichmuth Park Monopine located on Gloria Drive south of Land Park Drive.</b> Entitlements to construct a 75-foot tree pole in the Single-Family Residential (R-1) Zone on Gloria Drive at Lake Park Drive. APN: 029-0192-005. Council District 4. <b>A. Environmental Determination:</b> Exempt (CEQA 15303e); <b>B. Special Permit</b> to construct a 70-foot tree pole in the Single-Family Residential (R-1) Zone.</p>	P04-218 Consent	Antonio Ablog, 808-7702  A-B Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>9. <b>Somerset Subdivision located at 5102 &amp; 5104 Erhardt Avenue.</b> Entitlements to create 169 single-family lots and construct a home on each lot, on the property located at the southeast corner of Franklin Boulevard and Ehrhardt Avenue, in the Agriculture (A) and Multi-Family (R-2B) zones. APN: 117-0132-001 &amp; -004 (D7)</p> <p><b>A. Environmental Determination:</b> Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. General Plan Amendment</b> to re-designate 5.0± acres of Low Density Residential, 4-15 du/na, to 5.0± acres of Medium Density Residential, 16-29 dwelling units per net acre (du/na);  <b>D. Community Plan Amendment</b> to redesignate 5.0± acres of General Public to 5.0± acres of Residential, 11-21 du/na;  <b>E. Rezone</b> of 8.83± acres of Agriculture (A) to 8.83± acres of Multi-Family (R-2B); and  <b>F. Tentative Subdivision Map</b> to subdivide three parcels totaling 13.83± acres into 169 single-family residential lots in the Multi-Family (R-2B) zone;  <b>G. Special Permit</b> to construct 169 single family homes within the Multi-Family (R-2B) zone;  <b>H. Special Permit</b> to allow the subdivision to be gated;  <b>I. Subdivision Modification</b> to allow the construction of non-standard private roadways</p>	<p>P04-256 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>A-B, F-I Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-E Recommend Approval and Forward to City Council</p>
<p>10. <b>Randle Heights Subdivision located South Avenue west of Norwood Avenue.</b> Entitlements to develop 27 single family detached homes on 2.2± net acres in the proposed Single Family Alternative (R-1A) zone; APN: 250-0342-009. Council District 2. <b>A. Environmental Determination:</b> Negative Declaration; <b>B. Mitigation Monitoring Plan;</b> <b>C. Community Plan Amendment</b> to amend the North Sacramento Community Plan designation from 'Residential 4-8 du/na' to 'Residential 7-15 du/na' on 2.2± net acres; <b>D. Rezone</b> of 2.2± net acres from the Standard Single Family (R-1) zone to the Single Family Alternative (R-1A) zone; <b>E. Tentative Map</b> to subdivide one lot totaling 2.2± net acres into 27 lots in the proposed Single Family Alternative (R-1A) zone; <b>F. Special Permit</b> to develop 27 single family detached homes on 2.2± net acres in the proposed Single Family Alternative (R-1A) zone.</p>	<p>P04-263 Consent</p>	<p>Michael York, 808-8239</p> <p>A-B, E-F Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-D Recommend Approval and Forward to City Council</p>
<p>11. <b>Pham Plaza located at the southeast corner of Stockton Boulevard and 48<sup>th</sup> Avenue.</b> Entitlements to construct a 24,130 square foot shopping center on 2.562 gross acres in the General Commercial Review (C-2-R) zone at the southeast corner of Stockton Boulevard and 48th Avenue. APN: 040-0021-047. Council District 6. <b>A. Environmental Determination:</b> Exempt (CEQA 15332) <b>B. Plan Review</b> to construct a 24,130 square foot shopping center on 2.562 gross acres in the General Commercial Review (C-2-R) zone</p>	<p>P05-020 Consent</p>	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>12. <b>Santa Ana Business Park located at northwest corner Main Avenue and Lang Avenue.</b> Entitlements to subdivide 6 industrial lots totaling 32± acres into 10 lots ranging in size from 1.6± acres to 5.9± acres located in the Light Industrial Review (M-1S-R) zone. APN: 215-0273-004, -007, -008, -009, -015, -016, -017, &amp; -028 (D2) <b>A. Environmental Determination:</b> Negative Declaration; <b>B. Mitigation Monitoring Plan;</b>  <b>C. Tentative Map</b> to subdivide 6 industrial lots totaling 32± acres into 10 lots ranging in size from 1.6± acres to 5.9± acres located in the Light Industrial Review (M-1S-R) zone.</p>	<p>P05-025 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>13. <b>Laguna Place Apartments located at 7400 Shasta Avenue.</b> Entitlements to construct a 120 unit apartment complex in the Multi-family (R-2B) zone within the Jacinto Creek Planning Area (JCPA). APN: 117-0202-038; (D8); <b>A. Environmental Determination:</b> Addendum to an Environmental Impact Report (EIR); <b>B. Mitigation Monitoring Plan;</b> <b>C. Inclusionary Housing Plan;</b> <b>D. Plan Review</b> of a 120 unit apartment complex in the Multi-family (R-2B) zone within the Jacinto Creek Planning Area (JCPA).</p>	<p>P05-054 Continued</p>	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>Continued by Staff to January 12, 2006</p>
<p>14. <b>Bercut Drive TM located 600-660 Bercut Drive.</b> Entitlements to subdivide one lot totaling 7.41 ± acres into eight lots (7 lots with existing office buildings &amp; 1 common area lot) in the Highway Commercial, Parkway Corridor, Richards Boulevard Special Planning District (HC-PC-SPD) zone. <b>A. Environmental Determination:</b> Exempt, Section 15301, 15315; <b>B. Tentative Map</b> to subdivide one lot totaling 7.41 ± acres into eight lots (7 lots with existing office buildings &amp; 1 common area lot) in the Highway Commercial, Parkway Corridor, Richards Boulevard Special Planning District (HC-PC-SPD) zone. (District 1) APN 001-0181-011.</p>	<p>P05-078 Consent</p>	<p>Sally Shore, 808-8001</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>15. <b>Gardner Country Estates located at 6600 63rd street.</b> Entitlements to subdivide 2.5+ gross acres into 14 single-family lots in the Standard Single-Family (R-1) zone. APN: 040-0031-008. Council District 6 <b>A. Environmental Determination:</b> Exempt (CEQA 15332); <b>B. Tentative Map</b> to subdivide 2.5+ gross acres into 14 single-family lots; <b>C. Subdivision Modification</b> to allow lots less than 100' in depth (lots 1-14) and one lot less than 52 feet in width (Lot 8).</p>	<p>P05-085 Consent</p>	<p>Antonio Ablog, 808-7702</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>16. <b>Inderkum High School Wireless Facility, located at 2500 New Market Drive.</b> Entitlements to replace two existing 88-foot stadium light standards with two new 95-foot light standards and locate new telecommunications facility on each of the new light standards in the Agriculture-Open Space (AOS) zone in the North Natomas Community Plan area. (District 1) APN: 225-0040-091. <b>A. Environmental Determination:</b> Exempt (CEQA Section 15303); <b>B. Special Permit</b> to replace two existing 88-foot stadium light standards with two new 95-foot light standards and locate a new telecommunications facility with three antenna arrays (1 initial array with 3 antennas and 2 future arrays) on the first light standard, including an equipment area at the base, and a new telecommunications facility with three future antenna arrays on the second light standard, including an equipment area at the base, in the Agriculture-Open Space (AOS) zone.</p>	<p>P05-115 Hearing</p>	<p>David Hung, 808-5530</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>17. <b>Kelly Unit Addition located at 2623 H Street.</b> Entitlements to construct a new 660+/- square foot unit above a proposed 831+/- square foot garage with four parking spaces on .15+/- net acres in the Multifamily Residential, Alhambra Corridor Special Planning District (R-3A-SPD) zone. APN: 003-0196-016, (D3) <b>A. ENVIRONMENTAL DETERMINATION:</b> Exempt, 15303; <b>B. PLAN REVIEW</b> of a fourth residential unit added to an existing three unit multifamily site on .15+/- net acres in the Multifamily Residential, Alhambra Corridor Special Planning District (R-3A-SPD) zone. <b>C. VARIANCE</b> to reduce the interior side yard setback on .15+/- net acres in the Multifamily Residential, Alhambra Corridor Special Planning District (R-3A-SPD) zone. <b>D. VARIANCE</b> to reduce the required rear yard setback on .15+/- net acres in the Multifamily Residential, Alhambra Corridor Special Planning District (R-3A-SPD) zone. <b>E. VARIANCE</b> to reduce the required vehicle maneuvering area on .15+/- net acres in the Multifamily Residential, Alhambra Corridor Special Planning District (R-3A-SPD) zone. <b>F. VARIANCE</b> to reduce the required ten foot courtyard on .15+/- net acres in the Multifamily Residential, Alhambra Corridor Special Planning District (R-3A-SPD) zone.</p>	<p>P05-121 Consent</p>	<p>Sally Shore, 808-8001</p> <p>A-F Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>18. <b>2761 &amp; 2763 Riverside Boulevard Garage Replacement located at 2761 &amp; 2763 Riverside Boulevard.</b> Entitlements to add a third unit to an existing duplex by demolishing an existing detached three-car garage and constructing a new a three car garage with a 957 square foot apartment on the second story. APN: 012-0062-001 (D5) <b>A. Environmental Determination:</b> 15301(e), 15303(b); <b>B. Rezone</b> a .15+ parcel from the Standard Single Family (R-1) zone to the Multi-Family (R-2B) zone; <b>C. Variance</b> to reduce the required 25 foot street side yard setback to 18 feet for the construction of a garage and apartment unit in the Multi-Family (R-2B) zone; <b>D. Variance</b> to reduce the required rear yard setback from 15 feet to 4 feet for the construction of a garage and apartment unit in the Multi-Family (R-2B) zone; <b>E. Variance</b> to reduce the required interior side yard setback from 5 feet to 3 feet for the construction of a garage and apartment unit in the Multi-Family (R-2B) zone. <b>F. Plan Review</b> to allow the construction of a 957 square foot apartment in the Multi-Family (R-2B) zone.</p>	<p>P05-157 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>A, C- F Adopt Notice of Decision and Findings of Fact for Approval</p> <p>B Recommend Approval and Forward to City Council</p>
<p>19. <b>St. Anton Building located at 2110 L Street.</b> Entitlements to convert a mixed-use project that is currently under construction from a 65-unit apartment complex with 5,570 square feet of ground floor retail space into 65 condominiums and a 5,670 square foot restaurant on 0.6± acres in the Multi Family (R-5) zone. APN: 007-0151-023, Council District 3. <b>A. Environmental Determination:</b> Exempt 15301; <b>B. Tentative Map</b> to designate one parcel for condominium purposes; <b>C. Special Permit</b> to allow required parking spaces to be located offsite with valet services for a 113-seat restaurant in the Multi Family (R-5) zone.</p>	<p>P05-158 Continued</p>	<p>Lindsey Alagozian, 808-2659</p> <p>Continued by Staff to January 12, 2006</p>
<p>20. <b>58 Degrees located at 1217 18<sup>th</sup> Street.</b> Entitlements to allow the sale of alcohol for a new wine retail store and to locate required parking spaces offsite in the General Commercial Neighborhood Corridor (C-2 NC) zone.  <b>A. Environmental Determination:</b> Exempt 15301;  <b>B. Special Permit</b> to allow the sale of alcohol for a new wine retail store in the General Commercial Neighborhood Corridor (C-2 NC) zone;  <b>C. Special Permit</b> to allow required parking spaces to be located offsite with valet services in the General Commercial Neighborhood Corridor (C-2 NC) zone.</p>	<p>P05-160 Consent</p>	<p>Evan Compton, 808-5260</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
21. <b>Appeal of Florin Road Subdivision Approval, located at 2730 Florin Road</b> Entitlements to subdivide one parcel into two parcels totaling 2.29 partially developed acres in the General Commercial-Review and to allow required parking to be located off-site (D8), APN: 049-0021-036 <b>A. Environmental Determination:</b> Exempt, per CEQA Section 15332 and 15315; <b>B. Appeal of the Zoning Administrator Tentative Map Approval</b> to subdivide one parcel into two parcels totaling 2.29 partially developed acres in the General Commercial-Review (C-2R) zone. <b>C. Appeal of the Zoning Administrator Special Permit Approval</b> to allow required parking to be located off-site.	Z05-186 Hearing	Sandra Yope, 808-7158  A-C Adopt Notice of Decision and Finding of Facts for Denial of Appeal
22. <b>Appeal of Heaton Carport - Airplane Hanger, located at 2322 Cork Circle</b> Entitlements to reduce the required setbacks and to increase the overall lot coverage in order to add large carport or airplane hanger On 0.15± developed acres in the Standard Single Family, Executive Airport Overlay (R-1-EA-4) zone. (D8), APN: 035-0131-016 <b>A. Environmental Determination:</b> Exempt, per CEQA Section 15303 <b>B. Appeal Of The Zoning Administrator Decision</b> to Deny the Special Permit to reduce the required side yard setback from 3 feet to 0 feet	Z05-203 Hearing	Robert Williams, 808-7686  A-B Adopt Notice of Decision and Findings of Fact for Denial of Appeal
23. <b>Capitol West Side Projects located within the Capitol Area, an area of State offices west, south, and east of the State Capitol Building in downtown Sacramento.</b> Draft Environmental Impact Report (EIR) for the Capitol West Side Projects proposed by the State of California, Department of General Services	M05-095	Erik deKok, 808-2022  Review and Comment
24. <b>Planning Commission's 2006 Calendar</b>		David Kwong, 808-2691  Recommend Approval
25. <b>Citizens Addressing the Planning Commission</b>		
26. <b>Committee Reports By The Planning Commissioners</b>		
27. <b>Questions and Ideas of the Planning Commission</b>		