



CITY OF SACRAMENTO PLANNING COMMISSION

... SYNOPSIS ...

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

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

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

AGENDA ITEM		FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	Synopsis of April 28, 2005 Planning Commission Meeting	Consent	David Kwong, 808-2691 Approved
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 Continued by Applicant to June 9, 2005
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 Adopted Notice of Decision and Findings of Fact for Approval
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	Stacia Cosgrove, 808-7110 A-E Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
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; B. Mitigation Monitoring Plan; 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>Continued by Staff to May 26, 2005</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; 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> <p style="text-align: right;">Continued from April 14, 2005</p>	P04-235 Consent	<p>Michael York, 808-8239</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
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); B. Tentative Subdivision Map to subdivide 2.66± net acres into twenty (20) parcels in the Standard Single-Family (R-1) zone; and 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>Continued by Staff to May 26, 2005</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. 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 Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
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	David Hung, 808-5530 Continued by Applicant to May 26, 2005
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	Mark Kraft, 808-8116 A-B Adopted Notice of Decision and Findings of Fact for Approval
11.	<p>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>	P05-016 Consent	Stacia Cosgrove, 808-7110 Continued by Applicant to May 26, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
12.	<p>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>	P05-017 Consent	<p>Jeanne Corcoran, 808-5317</p> <p>A, E-G Adopted Notice of Decision and Findings of Fact for Approval</p> <p>D Withdrawn by Staff</p> <p>B-C Recommended Approval and Forwarded to City Council</p>
13.	<p>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>	M02-004	<p>Ed Cox, 808-8434</p> <p>Continued by Staff to May 26, 2005</p>

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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 Continued by Staff to May 26, 2005
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 Information Given
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 and Accepted
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 Continued by Staff to May 26, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
18.	<p>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>	M02-004	Ed Cox, 808-8434 Informational
MISCELLANEOUS			
19.	Citizens Addressing the Planning Commission		
20.	Committee Reports By The Planning Commissioners		
21.	Questions and Ideas of the Planning Commission		