



CITY OF SACRAMENTO PLANNING COMMISSION

•••SYNOPSIS•••

City Planning Commission met *Thursday* at 5:30 p.m.
915 I Street, Historic City Hall – 2nd Floor, Hearing Room

December 8, 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 915 I Street, New City Hall, 3rd Floor, 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 D.E. "RED" BANES, VICE-CHAIR VACANCY JOHN BOYD MICHAEL NOTESTINE	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
--	--

SUMMARY OF AGENDA CONTENTS December 8, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
	<u>OLD BUSINESS</u>		
1.	Synopsis of November 10, 2005 Planning Commission Meeting	Consent	David Kwong, 808-2691 Approved

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
2.	<p>Quinta Court Retail located at the southwest corner of Mack Road and Stockton Boulevard. 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 A. Environmental Determination: Exempt (CEQA Section 15332); B. Special Permit to construct a new retail building with drive-thru window. C. Special Permit to reduce the required onsite parking spaces by two (2) spaces.</p> <p style="text-align: center;">Continued from November 10, 2005</p>	P05-047 Consent	Greg Sandlund, 808-8931 A-C Adopted Notice of Decision and Findings of Fact for Approval
3.	<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. 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> <p style="text-align: center;">Continued from October 27, 2005</p>	P04-224 Continued	Mark Kraft, 808-8116 Continued by Staff to January 12, 2006
4.	<p>Morrison Creek Tentative Map located at Morrison Creek Drive, East of Florin Rd. Entitlements to subdivide a 2.38± acre parcel into seven parcels in the Heavy Industrial Special (M-2S) zone. APN: 064-0020-068 (D6); A. Environmental Determination: Categorically Exempt CEQA Section 15332; B. Tentative Map 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;">Continued from November 10, 2005</p>	P04-253 Continued	Kimberly Kaufmann-Brisby, 808-5590 Continued by Applicant to January 12, 2006
5.	<p>Friedman Transit Village located at 6430 Folsom Blvd. 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. A. Environmental Determination: Prior Negative Declaration; B. Special Permit Modification 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;">Continued from November 10, 2005</p>	P05-128 Withdrawn	Jeanne Corcoran, 808-5317 Withdrawn by Staff

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>Appeal of the Target Expansion located at 2505 Riverside Boulevard. APN: 009-0291-020; District 4. A. Environmental Determination: Exempt, per Section 15301 B. Appeal of a Design Review / Preservation Board Approval of a remodel and addition at an existing Target store. C. Appeal of a Zoning Administrator's Approval 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>	<p>DR05-059 & Z05-051 Hearing Continued</p>	<p>Luis Sanchez, AIA, Design Review Director, 808-5957 Lindsey Alagozian, 808-2659 Continued by Staff to January 12, 2006</p>
7.	<p>Paranjpe Rimmer Avenue located at 447 Rimmer Avenue. 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. A. Environmental Determination: Exempt (CEQA Section 15332); B. Rezone 0.5± acre from Standard Single-Family (R-1) zone to Single-Family Alternative (R-1A) zone; C. Tentative Map to subdivide a 0.5± acre vacant parcel into six parcels in the Single-Family Alternative (R-1A) zone; D. Special Permit to develop single-family dwellings on five parcels in the Single-Family Alternative (R-1A) zone; E. Variance to allow issuance of building permits for buildings will less than twenty (20) feet of public street or approved private street frontage.</p>	<p>P04-103 Hearing Continued</p>	<p>David Hung, 808-5530 Continued by Staff to January 12, 2006</p>
8.	<p>Reichmuth Park Monopine located on Gloria Drive south of Land Park Drive. 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. A. Environmental Determination: Exempt (CEQA 15303e); B. Special Permit to construct a 70-foot tree pole in the Single-Family Residential (R-1) Zone.</p>	<p>P04-218 Consent</p>	<p>Antonio Ablog, 808-7702 A-B Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>Somerset Subdivision located at 5102 & 5104 Erhardt Avenue. 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 & -004 (D7)</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. General Plan Amendment 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); D. Community Plan Amendment to redesignate 5.0± acres of General Public to 5.0± acres of Residential, 11-21 du/na; E. Rezone of 8.83± acres of Agriculture (A) to 8.83± acres of Multi-Family (R-2B); and F. Tentative Subdivision Map to subdivide three parcels totaling 13.83± acres into 169 single-family residential lots in the Multi-Family (R-2B) zone; G. Special Permit to construct 169 single family homes within the Multi-Family (R-2B) zone; H. Special Permit to allow the subdivision to be gated; I. Subdivision Modification to allow the construction of non-standard private roadways</p>	<p>P04-256 Consent Withdrawn</p>	<p>Ellen Marshall, 808-5851</p> <p>Withdrawn by Staff</p>
10.	<p>Randle Heights Subdivision located South Avenue west of Norwood Avenue. 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. A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Community Plan Amendment 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; D. Rezone of 2.2± net acres from the Standard Single Family (R-1) zone to the Single Family Alternative (R-1A) zone; E. Tentative Map to subdivide one lot totaling 2.2± net acres into 27 lots in the proposed Single Family Alternative (R-1A) zone; F. Special Permit 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 Hearing</p>	<p>Michael York, 808-8239</p> <p>A-B, E-F Adopted Notice of Decision and Findings of Fact for Approval</p> <p>C-D Recommend Approval and Forwarded to City Council</p>
11.	<p>Pham Plaza located at the southeast corner of Stockton Boulevard and 48th Avenue. 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. A. Environmental Determination: Exempt (CEQA 15332) B. Plan Review 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 Adopted Notice of Decision and Findings of Fact for Approval</p>

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

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
16.	<p>Inderkum High School Wireless Facility, located at 2500 New Market Drive. 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. A. Environmental Determination: Exempt (CEQA Section 15303); B. Special Permit 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 Consent</p>	<p>David Hung, 808-5530 A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
17.	<p>Kelly Unit Addition located at 2623 H Street. 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) A. ENVIRONMENTAL DETERMINATION: Exempt, 15303; B. PLAN REVIEW 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. C. VARIANCE to reduce the interior side yard setback on .15+/- net acres in the Multifamily Residential, Alhambra Corridor Special Planning District (R-3A-SPD) zone. D. VARIANCE to reduce the required rear yard setback on .15+/- net acres in the Multifamily Residential, Alhambra Corridor Special Planning District (R-3A-SPD) zone. E. VARIANCE to reduce the required vehicle maneuvering area on .15+/- net acres in the Multifamily Residential, Alhambra Corridor Special Planning District (R-3A-SPD) zone. F. VARIANCE 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 A-F Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
18.	<p>2761 & 2763 Riverside Boulevard Garage Replacement located at 2761 & 2763 Riverside Boulevard. 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) A. Environmental Determination: 15301(e), 15303(b); B. Rezone a .15+ parcel from the Standard Single Family (R-1) zone to the Multi-Family (R-2B) zone; C. Variance 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; D. Variance 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; E. Variance 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. F. Plan Review to allow the construction of a 957 square foot apartment in the Multi-Family (R-2B) zone.</p>	P05-157 Consent	<p>Ellen Marshall, 808-5851</p> <p>A, C- F Adopted Notice of Decision and Findings of Fact for Approval</p> <p>B Recommend Approval and Forwarded to City Council</p>
19.	<p>St. Anton Building located at 2110 L Street. 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. A. Environmental Determination: Exempt 15301; B. Tentative Map to designate one parcel for condominium purposes; C. Special Permit 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>	P05-158 Continued	<p>Lindsey Alagozian, 808-2659</p> <p>Continued by Staff to January 12, 2006</p>
20.	<p>58 Degrees located at 1217 18th Street. 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. A. Environmental Determination: Exempt 15301; B. Special Permit to allow the sale of alcohol for a new wine retail store in the General Commercial Neighborhood Corridor (C-2 NC) zone; C. Special Permit to allow required parking spaces to be located offsite with valet services in the General Commercial Neighborhood Corridor (C-2 NC) zone.</p>	P05-160 Consent	<p>Evan Compton, 808-5260</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
21.	<p>Appeal of Florin Road Subdivision Approval, located at 2730 Florin Road 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</p> <p>A. Environmental Determination: Exempt, per CEQA Section 15332 and 15315; B. Appeal of the Zoning Administrator Tentative Map Approval to subdivide one parcel into two parcels totaling 2.29 partially developed acres in the General Commercial-Review (C-2R) zone. C. Appeal of the Zoning Administrator Special Permit Approval to allow required parking to be located off-site.</p>	<p>Z05-186 Hearing Continued</p>	<p>Sandra Yope, 808-7158</p> <p>Continued by Planning Commission to January 26, 2006</p>
22.	<p>Appeal of Heaton Carport - Airplane Hanger, located at 2322 Cork Circle 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</p> <p>A. Environmental Determination: Exempt, per CEQA Section 15303 B. Appeal Of The Zoning Administrator Decision to Deny the Special Permit to reduce the required side yard setback from 3 feet to 0 feet</p>	<p>Z05-203 Hearing</p>	<p>Robert Williams, 808-7686</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Denial of Appeal</p>
23.	<p>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. Draft Environmental Impact Report (EIR) for the Capitol West Side Projects proposed by the State of California, Department of General Services</p>	<p>M05-095</p>	<p>Erik deKok, 808-2022</p> <p>Comments Given</p>
24.	<p>Planning Commission's 2006 Calendar</p>		<p>David Kwong, 808-2691</p> <p>Approved</p>
25.	<p>Citizens Addressing the Planning Commission</p>		<p>None</p>
26.	<p>Committee Reports By The Planning Commissioners</p>		<p>None</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
27.	Questions and Ideas of the Planning Commission		<ol style="list-style-type: none">1. Commissioners requested the minutes for Questions and Ideas of the Planning Commission be included in the synopsis of each meeting.2. Commissioners would like more implication of general plan amendment entitlements.3. Suggested to have hang- up areas for larger plans and future power point presentations on hearing items with exhibits.4. Suggested that planners include dimensions that are readable and also have clear credits to authors of certain reports used in staff reports.5. Requested more information on projects of the Development Oversight Committee.6. Would like to have more knowledge of the Matrix and the re-organization occurring in Development Services Departments.7. Requested more accommodation from the facility which will be addressed by David Kwong.