



CITY OF SACRAMENTO PLANNING COMMISSION

...AGENDA...

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

May 11, 2006

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 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, 915 I Street, New City Hall, 3rd 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.
(SAC CITY CODE 2.15.150)

****PLEASE TURN ALL CELL PHONES AND PAGERS OFF IN THE MEETING****

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PLANNING COMMISSIONERS

D.E. "RED" BANES, CHAIR JOSEPH YEE, VICE-CHAIR VACANCY JOHN BOYD MICHAEL NOTESTINE	JOHN VALENCIA BARRY WASSERMAN DARREL WOO THERESA TAYLOR-CARROLL
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 May 11, 2006**

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Roll		
2.	Synopsis of March 23, 2006 Planning Commission Meeting		Consent
3.	Metro PCS Tower Extension, located at 1415 47th Avenue	P05-148	Hearing
4.	The Lap Lee Apartment, located at 3255 & 3241 W Street	P05-149	Hearing
5.	Ultimate Fitness, located at 1701 I Street	P06-055	Continued to May 25, 2006
6.	Natomas Place, located Southeast of the Intersection of Del Paso Road and Gateway Park Boulevard	P05-129	Consent
7.	Kevin Estates, located at 111 South Ave	P05-150	Consent
8.	UTI Phase 2, located at 4100 Duckhorn Drive	P05-190	Consent
9.	Parc Pointe, located E of E. Commerce & N of Club Center	P06-016	Continued to May 25, 2006
10.	General Plan Outreach Strategy.	M06-005	Informational
11.	Appeal of the Target Store Addition and Remodel, located at 2505 Riverside Boulevard	Z05-051 & DR05-059	Continued to May 25, 2006
12.	Report Back to Commission		
13.	Citizens Addressing the Planning Commission		
14.	Committee Reports by the Planning Commission		
15.	Questions and Ideas of the Planning Commission		
16.	Adjournment		

AGENDA ITEM		FILE	STAFF RECOMMENDATION
1.	Roll Call		David Kwong, 808-2691
2.	Synopsis of April 27, 2006 Planning Commission Meeting	Consent	David Kwong, 808-2691
<u>OLD BUSINESS</u>			
3.	<p>Metro PCS Tower Extension, located at 1415 47th Avenue Entitlements to extend the height of an existing 82' monopole by 15' within the light industrial zone (M-1-EA-4)</p> <p>A. Environmental Determination: Exempt (CEQA Section 15301) B. Special Permit Modification to extend the height of an existing 82' monopole by 15', thereby making the monopole 97' (an overall height of 99.5' with antennas).</p> <p style="text-align: right;">Continued from April 13, 2006</p>	P05-148 Hearing	Greg Sandlund, Junior Planner 808-8931 A-B Adopt Notice of Decision and Findings of Fact for Denial
4.	<p>The Lap Lee Apartment, located at 3255 & 3241 W Street Applicant appeal of the Planning Director's decision of denial of the Lap Lee Apartment Plan Review.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332); B. Planning Director's Plan Review to construct a 4,698 square foot, seven unit apartment house on 0.14 acres in the R-4 multifamily zone. C. Variance for a reduced front setback. D. Variance from the requirement that at least fifty (50) percent of the parking facility shall have tree shading. E. Variance from the requirement that the front setback area is not permitted to be paved for parking areas. F. Special Permit to waive one parking spot.</p> <p style="text-align: right;">Continued from April 13, 2006</p>	P05-149 Hearing	Greg Sandlund, Junior Planner 808-8931 A-F Adopt Notice of Decision and Findings of Fact for Denial of Appeal
5.	<p>Ultimate Fitness, located at 1701 I Street Entitlements to convert a portion of an existing retail building into a 8,660 square foot fitness center on 0.17 acres in the General Commercial, Neighborhood Overlay (C-2-NC) zone. District 3. APNs:006-0065-018, 019, and 020, 006-0066-001, 007-0012-006, 007, and 008.</p> <p>A. Environmental Determination: Exempt 15301; B. Special Permit to waive a portion of the required parking for a 8,660 square foot fitness center. C. Special Permit to locate 12 parking spaces off-site for evening and weekend hours for a period of five years. D. Special Permit to locate 10 parking spaces off-site for evening and weekend hours for a period of five years.</p> <p style="text-align: right;">Continued from April 27, 2006</p>	P06-055 Continued	Lindsey Alagozian, Associate Planner 808-2659 Continued by staff to May 25, 2006

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
11.	<p>Appeal of the Target Store Addition and Remodel, located at 2505 Riverside Boulevard</p> <p>Appeal of the Target Expansion, located at 2505 Riverside Boulevard. Entitlements to construct a 29,200± addition to an existing 113,694 square foot discount store including the relocation and expansion of the existing loading docks and garden center on 8.6± developed acres in the General Commercial (C-2) zone. (D4), APN: 009-0291-020.</p> <p>A. Environmental Determination: Exempt, per CEQA Section 15301; B. Appeal of the Zoning Administrator Special Permit Major Modification Approval to construct a remodel and addition to an existing 113,694 square foot discount store on 8.6± developed acres in the General Commercial (C-2) zone. C. Appeal of a Design Review / Preservation Board Approval of a remodel and addition at an existing Target store.</p> <p style="text-align: center;">Continued from March 9, 2006</p>	<p>Z05-051 & DR05-059 Continued</p>	<p>Lindsey Alagozian, Associate Planner 808-2659</p> <p style="text-align: center;">Continued to May 25, 2006</p>

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7.	<p>Kevin Estates, located at 111 South Ave Request to subdivide a 3.80± gross acre parcel into 14 single-family lots, including one deep lot (Lot 14) and one substandard corner lot (Lot 13), in the Standard Single-Family (R-1) Zone.</p> <p>A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Parcel Map to subdivide a 3.80± gross acre parcel into 14 lots in the Standard Single-Family (R-1) Zone; D. Subdivision Modification to create a deep lot (Lot 14) in the Standard Single-Family (R-1) Zone; and E. Subdivision Modification to create a substandard corner lot (Lot 13) in the Standard Single-Family (R-1) Zone.</p>	P05-150 Consent	Stephen Kowalski, Assistant Planner 808-4752 A-E Adopt Notice of Decision and Findings of Fact for Approval
8.	<p>UTI Phase 2, located at 4100 Duckhorn Drive Entitlements to allow the development of Phase II of the Universal Technical Institute (UTI) vocational school in the Gateway West/Cambay West Planned Unit Development (PUD). (APN: 225-0310-029)(D-1)</p> <p>A. Addendum to a previously adopted Negative Declaration; B. Mitigation Monitoring Plan; C. PUD Schematic Plan Amendment to the Gateway West/Cambay West Planned Unit Development (PUD) to increase the square footage from 169,504 to 245,046 square feet on 22.4 acres; D. PUD Special Permit Major Modification to increase the square footage for Phase II of the Universal Technical Institute (UTI) from 52,461 square feet to 128,900 square feet in the Employment Center Planner Unit Development (EC-50-PUD) zone.</p>	P05-190 Consent	Arwen Wacht, Associate Planner 808-1964 A-D Adopt Notice of Decision and Findings of Fact for Approval
9.	<p>Parc Pointe, located E of E. Commerce & N of Club Center Request to construct 316 alternative single-family residential units (Town-home) and 96 condominium units on 26.8± undeveloped gross acres within the Natomas Creek PUD in the Multi-family (R-4-PUD) zone.</p> <p>A. Environmental Determination: Negative Declaration Addendum; B. Tentative Map to subdivide two parcels, totaling 26.8± undeveloped gross acres into 316 alternative Single Family Residential lots, two condominium lots, and twelve common lots within the Natomas Creek PUD in the Multi-family (R-4-PUD) zone; C. Special Permit to allow the development within Natomas Creek PUD for 316 town-home units and 96 condominium units.</p>	P06-016 Consent	Elise Gumm, Assistant Planner 808-1927 Continued by Applicant to May 25, 2006
10.	<p>General Plan Outreach Strategy. An update on the City's plan for public outreach for the General Plan's June Town Hall Forums.</p>	M06-005 Informational	Remi Mendoza, Assistant Planner 808-5003
MISCELLANEOUS			
12.	Report Back to Commission		
13.	Citizens Addressing the Planning Commission		
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