



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

June 8, 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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SUMMARY OF AGENDA CONTENTS

June 8, 2006

AGENDA ITEM	FILE	STAFF RECOMMENDATION
1. Roll		
2. Synopsis of May 25, 2006 Planning Commission Meeting		Consent
3. Target Store Addition and Remodel, located at 2505 Riverside Blvd	DR05-059/ Z05-051	Hearing
4. Appeal Reconstruction and Expansion Single Family Residence, located at 3341 20 th Ave	DR05-364/ Z05-297	Hearing
5. Metro PCS Monopole Ext, located at 1415 47 th Ave	P05-148	Continue to June 22, 2006
6. Capitol Mall Towers Modification, located at 301 Capitol Mall	P06-024	Hearing
7. Ultimate Fitness, located at 1701 I Street	P06-055	Hearing
8. Leitch Avenue Subdivision, located at 375 Leitch Ave	P06-017	Consent
9. G St Condominium Conversion, located at 1706 G St	P06-023	Consent
10. City of Sacramento Design Guidelines Update	M06-034	Informational
11. Report Back to Commission		
12. Citizens Addressing the Planning Commission		
13. Committee Reports By The Planning Commissioners		
14. Questions and Ideas of the Planning Commission		
15. Adjournment		

AGENDA ITEM		FILE	STAFF RECOMMENDATION
1.	Roll Call		
2.	Synopsis of May 25, 2006 Planning Commission Meeting	Consent	David Kwong, 808-2691
OLD BUSINESS			
3.	<p>Target Store Addition and Remodel, located at 2505 Riverside Blvd Appeal of the Target Expansion, located at 2505 Riverside Boulevard. Entitlements to construct 42,770± square feet to an existing 113,694 square foot discount store including a 32,668± warehouse / loading dock addition, 3,348 square feet of additional retail space, and a 6,754 square foot garden center on 8.6± developed acres in the General Commercial (C-2) zone.</p> <p>A. Environmental Determination: Exempt, per CEQA Section 15301;</p> <p>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.</p> <p>C. Appeal of a Design Review / Preservation Board Approval of a remodel and addition at an existing Target store.</p> <p>D. Special Permit to waive twenty (20) parking spaces for a 42,770± square foot addition to an existing discount store.</p> <p>Continued from May 25, 2006</p>	DR05-059/ Z05-051 Hearing	Lindsay Alagozian Associate Planner 808-2659 A-D Adopt Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>Appeal of the reconstruction and expansion of a Single Family Residence, located at 3341 20th Avenue APN 020-0203-020 District 5 Entitlement to reconstruct and enlarge a home on a property which contains a nonconforming use of two residential on 0.07± developed acres in the Standard Single Family (R-1) zone.</p> <p>A. Environmental Determination: Exempt, (CEQA Section 15303) B. Appeal of a Design Review and Preservation Board Decision: Design Review and Preservation Board denial of a 3rd party appeal of a staff level approval for a new single family residence. ; C. Appeal of a Zoning Administrator's Approval of the Special Permit to expand a non-conforming residential use of two dwelling units on a single family zoned parcel by demolishing the existing primary 550± square foot one-story home and building a new 1320± square foot two-story home.</p> <p>Continued from April 27, 2006</p>	DR05-364/ Z05-297 Hearing	<p>Matthew Sites Asst. Architect, 808-7646</p> <p>Robert Williams Asst. Planner, 808-7686</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Denial of Appeal</p>
5.	<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>Continued from May 25, 2006</p>	P05-148 Continued	<p>Greg Sandlund Junior Planner 808-8931</p> <p>Continue to June 22, 2006</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>Capitol Mall Towers Modification, located at 301 Captiol Mall Request to modify the previously approved Towers on Capitol Mall project, located at 301 Capitol Mall. Revisions are related to circulation within the parking structure, the location of the loading areas, accommodating additional valet services on 4th Street, and an amendment to the project mitigation measures.</p> <p>A. Environmental Determination: Supplemental Environmental Impact Report to Previous EIR, State Clearinghouse # 2004122137; B. Mitigation Monitoring Plan; C. Amend the Tentative Map Conditions of Approval related to the project's mitigation measures; D. Special Permit Modification to amend the highrise project known as The Towers on Capitol Mall, located at 301 Capitol Mall; E. Special Permit to allow tandem parking; F. Variance to reduce maneuvering width within the parking garage.</p> <p>Continued from May 25, 2006</p>	P06-024 Hearing	<p>Stacia Cosgrove Process Manager 808-7110</p> <p>A-F Adopt Notice of Decision and Findings of Fact for Approval</p>
7.	<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 parking spaces off-site (1814-1816 I St) for evening and weekend hours for a period of five years. D. Special Permit to locate parking spaces off-site (1700 I St) for evening and weekend hours for a period of five years.</p> <p>Continued from May 25, 2006</p>	P06-055 Hearing	<p>Lindsey Alagozian Associate Planner 808-2659</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
NEW BUSINESS			
8.	<p>Leitch Avenue Subdivision, located at 375 Leitch Ave Request to subdivide a 0.57± acre parcel into three parcels and build new single-family dwellings on two landlocked parcels in the Standard Single-Family (R-1) Zone.</p> <p>A. Environmental Determination: Categorical Exemption pursuant to CEQA Sections 15315 and 15303; B. Tentative Map to subdivide a 0.57± acre parcel into three parcels in the Standard Single-Family (R-1) Zone; C. Subdivision Modification to create a parcel less than 100 feet in depth in the Standard Single-Family (R-1) Zone; and D. Variance to allow the creation of two parcels having less than 20 feet of frontage on a public or approved private street in the Standard Single-Family (R-1) Zone.</p>	P06-017 Consent	<p>Steve Kowalski Assistant Planner 808-4752</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
9.	<p>G Street Condominium Conversion, located at 1706 G St Entitlements to convert an existing 6,000 square foot apartment complex, formerly used as a residential care facility, into six condominium units on 0.09± developed acres in the Multi Family, (R-3A) zone. District 3. APN: 002-0176-004.</p> <p>A. Environmental Determination: Exempt, 15301 B. Tentative Map to designate one parcel for condominium purposes; C. Special Permit to convert an existing 6,000 square foot apartment complex into six condominium units; D. Variance to waive six required parking spaces for the residential units. E. Variance to waive building code requirements for the condominium conversion.</p>	P06-023 Consent	<p>Lindsey Alagozian Associate Planner 808-2659</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>
10.	<p>City of Sacramento Design Guidelines Update</p> <p>City of Sacramento Residential and Commercial Design Guidelines Update for the Del Paso Heights, North Sacramento, & Oak Park Design Rev Districts.</p>	M06-034 Information	<p>Leslie Gross Assistant Planner 808-5881</p> <p>Request adoption of revised Guidelines for the Del Paso Heights, North Sacramento, and Oak Park Design Review District. Forward to Council.</p>
11.	Report Back to Commission		David Kwong, 808-2691
12.	Citizens Addressing the Planning Commission		
13.	Committee Reports By The Planning Commissioners		
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