



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 22, 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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 June 22, 2006

	FILE	STAFF RECOMMENDATION
1. Roll		
2. Synopsis of June 8, 2006 Planning Commission Meeting		Consent
3. Bruceville Road Office Retail, located at Bruceville Road North of Sheldon	P05-084	Consent
4. Dunmore Sacramento, located at I-80 N. Dry Creek Road E. Rio Linda Blvd W. Jessie Ave & Dymic Way N.	P04-079	Consent
5. West El Camino Arco Station, located at Southwest corner of West El Camino Avenue and Orchard Lane	P05-209	Continue to July 27, 2006 by Staff
6. Parc Pointe, located east of E. Commerce & North of Club Center	P06-016	Continue to July 13, 2006 by Applicant
7. Ascension Square, located at 2224 Grand Ave	P06-027	Consent
8. 9 on F, located at 1419 & 1423 F Street	P06-036	Consent
9. Sim Park Monopole, located at 6141 Logan Street	P06-039	Consent
10. The Railyards Specific Plan, located East of the Sacramento River, North of the Central Business District	P05-097	Informational
11. Agenda Procedure Changes	M06-039	Informational
12. Report Back to Commission		
13. Citizens Addressing the Planning Commission		
14. Committee Reports By The Planning Commissioners		
15. Questions and Ideas of the Planning Commission		
16. Adjournment		

AGENDA ITEM		FILE	STAFF RECOMMENDATION
1.	Roll Call		
2.	Synopsis of June 8, 2006 Planning Commission Meeting	Consent	David Kwong, 808-2691
3.	<p>Bruceville Road Office Retail, located at Bruceville Road North of Sheldon Road Entitlements to construct four totalling 11,450 square feet of retail space and 40,700 square feet of office space on 4.1± acres within the Office Building Laguna Meadows Planned Unit Development (OB-PUD) zone, located on Bruceville Road, north the Sheldon Road. Council District 8. APN: 117-0211-024</p> <p>A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Map to subdivide 4.1± acres into four (4) parcels in the Office Laguna Meadows Planned Unit Development (OB-PUD) zone; D. Special Permit to construct four buildings which would contain approximately 11,450 square feet of retail space and 40,700 square feet of office space on 4.1± acres within the Office Laguna Meadows Planned Unit Development (OB-PUD) zone. E. Planned Unit Development Guidelines Amendment to amend the street side setbacks from 25 feet to 15 feet.</p> <p>Continued from May 11, 2006</p>	P05-084 Consent	Antonio Ablog Associate Planner 808-7702 A-E Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>4. Dunmore Sacramento, located at I-80 N. Dry Creek Road E. Rio Linda Blvd W. Jessie Avenue & Dymic Way N. (APN: 237-0200-056, -074, -082, -086; 237-0140-026, -032, -033, -056; 237-0200-082) Entitlements to develop 185 single family detached homes and a neighborhood park on approximately 26.7+/- acres in the proposed Single Family Alternative (R-1A) and Agricultural-Open Space (A-OS) zones.</p> <p>A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. General Plan Amendment to re-designate 26.7+/- acres from "Medium Density Residential (16-29du/na)" and "Low Density Residential (4-15du/na)" to "Low Density Residential (4-15du/na)" and "Parks-Recreation-Open Space"; D. North Sacramento Community Plan Amendment to re-designate 26.7+/- acres from "Residential (11-29du/na)" and "Residential (4-8du/na)" to "Residential (7-15du/na)" and "Parks-Open Space"; E. Rezone of 26.7+/- acres from the Multi-Family (R-2A) and Standard Single Family (R-1) zones to the Single Family Alternative (R-1A) and Agricultural-Open Space zones; F. Inclusionary Housing Plan; G. Tentative Map to subdivide 26.7+/- into single-family lots, a park lot, a landscape lot, and a detention basin lot in the proposed Single Family Alternative (R-1A) and Agricultural-Open Space (A-OS) zones; H. Subdivision Modification to allow non-standard elbow street section; I. Special Permits to develop detached single-family residences in the proposed Single Family Alternative (R-1A) zone.</p>	<p>P04-079 Consent</p>	<p>Michael York Associate Planner 808-8239</p> <p>A, B and G-I Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-F Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>5. West El Camino Arco Station, located at Southwest corner of West El Camino Avenue and Orchard Lane Entitlements to develop an Arco gas station with incidental car wash and convenience market in the Shopping Center Planned Unit Development (SC-PUD) zone in the Camino Station PUD in the South Natomas Community Plan Area. (District 1) APN: 274-0030-082.</p> <p>A. Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. PUD Schematic Plan Amendment to re-configure location and size of gas station, convenience market and car wash within 1.45± acres in the Camino Station PUD; D. Special Permit to develop a gas station and incidental car wash within 1.45± acres in the Shopping Center Planned Unit Development (SC-PUD) zone in the Camino Station PUD; E. Special Permit to develop a convenience market with 24-hour operation within 1.45± acres in the Shopping Center Planned Unit Development (SC-PUD) zone in the Camino Station PUD.</p>	<p>P05-209 Hearing</p>	<p>David Hung Associate Planner 808-5530</p> <p style="text-align: right;">Continue to July 27, 2006 by Staff</p>
<p>6. Parc Pointe, located East of E. Commerce & North of Club Center Request to to construct 316 alternative single family residential units (Townhome) and 96 condominium units on 26.8± undeveloped gross acres within the Natomas Creek PUD in the Multi-family (R-4-PUD) zone. (District 1, APN 201-0300-139 & 140)</p> <p>A. Environmental Determination: Addendum to a Previously Adopted Negative Declaration; B. Mitigation Monitoring Plan; C. 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; D. Subdivision Modification to allow private alley; E. Subdivision Modification to allow non-standard paving material at the alleys; F. Special Permit to allow the development within Natomas Creek PUD for 316 town-home units, 96 condominium units, a 3,500± SqFt club house, and a 500± SqFt cabana.</p>	<p>P06-016 Consent</p>	<p>Elise Gumm Assistant Planner 808-1927 </p> <p style="text-align: right;">Continue to July 13, 2006 by Applicant</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>7. Ascension Square, located at 2224 Grand Avenue Request to subdivide 1.08± acres into 14 lots and build 14 halfplex units in the Multi-Family (R-2A) Zone. District 2. APN: 252-0141-006, 007, 008, 039 and 041.</p> <p>A. Environmental Determination: Categorical Exemption per CEQA Section 15332 (Infill Development Projects); B. Tentative Map to subdivide 1.08± acres into 14 lots in the Multi-Family (R-2A) Zone; and C. Special Permit to allow alternative housing (14 halfplex units) in the Multi-Family (R-2A) Zone.</p>	P06-027 Consent	Steve Kowalski Assistant Planner 808-4752 A-C Adopt Notice of Decision and Findings of Fact for Approval
<p>8. 9 on F, located at 1419 & 1423 F Street Request to construct nine (9) single family alternative units in the Multi-Family Residential (R-3A) zone. (District 3) APN 002-0126-014 and -013.</p> <p>A. Environmental Determination: Exempt 15332; B. Tentative Subdivision Map to subdivide two (2) lots into nine (9) single family residential lots and one (1) common lot on .29+/- acres in the Multi-Family Residential (R-3A) zone; C. Subdivision Modification to develop seven (7) parcels without street frontage; D. Special Permit for alternative housing (nine single family townhomes) on .29+/- acres in the Multi-Family Residential (R-3A) zone. E. Special Permit to reduce the single family interior garage dimensions to less than 10-feet by 20-feet.</p>	P06-036 Consent	Sally Shore Assistant Planner 808-8001 A-E Adopt Notice of Decision and Findings of Facts for Approval
<p>9. Sim Park Monopole, located at 6141 Logan Street Request to reconstruct an existing stadium light standard to allow for the collocation of cellular antennas at a height of 65 feet in the Single-Family Residential (R-1) zone.</p> <p>A. Environmental Determination: Categorical Exemption pursuant to CEQA Section 15303 [d]; B. Special Permit to construct a cellular telecommunications facility in the Single-Family (R-1) zone.</p>	P06-039 Consent	Greg Sandlund Junior Planner 808-8931 A-B Adopt Notice of Decision and Findings of Fact for Approval
<p>10. The Railyards Specific Plan, located East of the Sacramento River, North of the Central Business District</p> <p>Planning staff is seeking the Commission's comments regarding the proposed Specific Plan. No action necessary. This item will be scheduled for CPC action during the public hearing phase.</p>	P05-097 Information	Nedzlene Ferrario Senior Planner 808-7826 Review and Comment
<p>11. Agenda Procedure Changes</p>	M06-039 Information	Wendy Klock-Johnson Staff Services Administrator 808-5099 Receive and File
<p>12. Report Back to Commission</p>		David Kwong, 808-2691

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13.	Citizens Addressing the Planning Commission		
14	Committee Reports By The Planning Commissioners		
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