



# CITY OF SACRAMENTO PLANNING COMMISSION

## •••SYNOPSIS•••

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

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June 8, 2006

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 10<sup>th</sup> day falls on a Sunday or holiday, the appeal may be filed on the following business day.

**\*\*PLEASE TURN ALL CELL PHONES AND PAGERS OFF IN THE MEETING\*\***  
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### PLANNING COMMISSIONERS

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



	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p><b>Metro PCS Tower Extension, located at 1415 47th Avenue</b>                      Entitlements to extend the height of an existing 82' monopole by 15' within the light industrial zone (M-1-EA-4)</p> <p>A. <b>Environmental Determination:</b> Exempt (CEQA Section 15301)                      B. <b>Special Permit Modification</b> 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><b>Continued from May 25, 2006</b></p>	<p>P05-148  <del>Continued</del>                      Withdrawn</p>	<p>Greg Sandlund                      Junior Planner                      808-8931</p> <p><b>Withdrawn by Applicant</b></p>
6.	<p><b>Capitol Mall Towers Modification, located at 301 Capitol Mall</b>                      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. <b>Environmental Determination:</b> Supplemental Environmental Impact Report to Previous EIR, State Clearinghouse # 2004122137;                      B. <b>Mitigation Monitoring Plan;</b>                      C. <b>Amend the Tentative Map</b> Conditions of Approval related to the project's mitigation measures;                      D. <b>Special Permit</b> Modification to amend the highrise project known as The Towers on Capitol Mall, located at 301 Capitol Mall;                      E. <b>Special Permit</b> to allow tandem parking;                      F. <b>Variance</b> to reduce maneuvering width within the parking garage.</p> <p><b>Continued from May 25, 2006</b></p>	<p>P06-024                      Hearing</p>	<p>Stacia Cosgrove                      Process Manager                      808-7110</p> <p>A-F Adopted Notice of Decision and Findings of Fact for Approval</p> <p>Moved: Notestine                      Seconded: Yee                      Motion Carried to Approve (5:0:0)</p>
7.	<p><b>Ultimate Fitness, located at 1701 I Street</b>                      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. <b>Environmental Determination:</b> Exempt 15301;                      B. <b>Special Permit</b> to waive a portion of the required parking for a 8,660 square foot fitness center.                      C. <b>Special Permit</b> to locate parking spaces off-site (1814-1816 I St) for evening and weekend hours for a period of five years.                      D. <b>Special Permit</b> to locate parking spaces off-site (1700 I St) for evening and weekend hours for a period of five years.</p> <p><b>Continued from May 25, 2006</b></p>	<p>P06-055                      Hearing</p>	<p>Lindsey Alagozian                      Associate Planner                      808-2659</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p> <p>Moved: Valencia                      Seconded: Woo                      Abstain: Notestine                      Motion Carried to Approve (5:0:1)</p>
<b>NEW BUSINESS</b>			

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>8. <b>Leitch Avenue Subdivision, located at 375 Leitch Avenue</b>  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. <b>Environmental Determination:</b> Categorical Exemption pursuant to CEQA Sections 15315 and 15303;  B. <b>Tentative Map</b> to subdivide a 0.57± acre parcel into three parcels in the Standard Single-Family (R-1) Zone;  C. <b>Subdivision Modification</b> to create a parcel less than 100 feet in depth in the Standard Single-Family (R-1) Zone; and  D. <b>Variance</b> 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	Steve Kowalski Assistant Planner 808-4752  A-D Adopted Notice of Decision and Findings of Fact for Approval  Moved: Woo Seconded: Notestine Motion Carried to Approve (6:0:0)
<p>9. <b>G Street Condominium Conversion, located at 1706 G St</b>  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. <b>Environmental Determination:</b> Exempt, 15301  B. <b>Tentative Map</b> to designate one parcel for condominium purposes;  C. <b>Special Permit</b> to convert an existing 6,000 square foot apartment complex into six condominium units;  D. <b>Variance</b> to waive six required parking spaces for the residential units.  E. <b>Variance</b> to waive building code requirements for the condominium conversion.</p>	P06-023 Consent	Lindsey Alagozian Associate Planner 808-2659  A-E Adopted Notice of Decision and Findings of Fact for Approval  Moved: Woo Seconded: Notestine Motion Carried to Approve (6:0:0)
<p>10. <b>City of Sacramento Design Guidelines Update</b></p> <p>City of Sacramento Residential and Commercial Design Guidelines Update for the Del Paso Heights, North Sacramento and Oak Park Design Review Districts.</p>	M06-034 Information	Leslie Gross Assistant Planner 808-5881  Adopted recommendation to forward revised guidelines to City Council  Moved: Yee Seconded: Notestine (6:0:0)
11. <b>Report Back to Commission</b>		David Kwong, 808-2691
12. <b>Citizens Addressing the Planning Commission</b>		None
13. <b>Committee Reports By The Planning Commissioners</b>		Commissioner Yee commented positively on the General Plan Update meetings attendance
14. <b>Questions and Ideas of the Planning Commission</b>		None
15. <b>Adjournment</b>		7:20 p.m.