



# CITY OF SACRAMENTO PLANNING COMMISSION

## ●●●AMENDED AGENDA●●●

City Planning Commission will meet *Thursday* at 5:30  
p.m.

915 I Street, Historic City Hall – 2<sup>nd</sup> Floor, Hearing Room

January 12, 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 10<sup>th</sup> 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, 3<sup>rd</sup> 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\*\***

Visit us on our Website at [www.cityofsacramento.org](http://www.cityofsacramento.org).

**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**  
**January 12, 2006**

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Roll Call		
2.	Synopsis of December 8, 2005 Planning Commission Meeting		Consent
3.	Appeal of the Target Expansion located at 2505 Riverside Boulevard.	DR05-059 & Z05-051	Continued by Staff to March 9, 2006
4.	Paranjpe Rimmer Avenue located at 447 Rimmer Avenues (APN: 250-0160-021)	P04-103	Hearing
5.	Raley Boulevard Trucking Facility, located at 4645 Raley Boulevard.	P04-224	Continued by Staff to January 26, 2006
6.	Morrison Creek Tentative Map located at Morrison Creek Drive, East of Florin Rd	P04-253	Consent
7.	Laguna Place Apartments located at 7400 Shasta Avenue	P05-054	Continued by Staff to January 26, 2006
8.	St. Anton Building located at 2110 L Street	P05-158	Consent
9.	Strawberry Creek Centre located on the southeast corner at the intersection of Bruceville Road and Timberlake Way with one parcel approximately 850' east of the Bruceville intersection on the east side of Timberlake Way.	P04-143	Continued by Staff to January 26, 2006
10.	Sheldon 20 Rezone and Tentative Map located at northeast corner at the intersection of Sheldon and Lewis Stein Road	P04-219	Consent
11.	Cameron 5 located at Northeast of the intersection of Sheldon Road and Bruceville Road	P05-052	Consent
12.	East Sac-Metro PCS Monopole located at 5300 Elvas Avenue	P05-099	Consent
13.	Medical Office and Parking Garage located on the SE corner of 30 <sup>th</sup> and Q Street and on the NW corner of Alhambra and R Street	P05-122	Review & Comment
14.	Henley Condominiums located at 2031 S Street	P05-141	Consent
15.	Beverages & more! Located at 3678 North Freeway Blvd	P05-166	Consent

16. Citizens Addressing the Planning Commission
17. Committee Reports By The Planning Commissioners
18. Questions and Ideas of the Planning Commission

AGENDA ITEM		FILE	STAFF RECOMMENDATION
1.	Roll Call		
2.	Synopsis of December 8, 2005 Planning Commission Meeting	Consent	David Kwong, 808-2691
<b>OLD BUSINESS</b>			
3.	<p><b>Appeal of the Target Expansion located at 2505 Riverside Boulevard.</b> APN: 009-0291-020; District 4.</p> <p><b>A. Environmental Determination:</b> Exempt, per Section 15301</p> <p><b>B. Appeal of a Design Review / Preservation Board Approval</b> of a remodel and addition at an existing Target store.</p> <p><b>C. Appeal of a Zoning Administrator's Approval</b> 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 style="text-align: center;"><b>Continued from December 8, 2005</b></p>	DR05-059 & Z05-051 Continued	Luis Sanchez, AIA, Design Review Director, 808-5957 Lindsey Alagozian, 808-2659  Continued by Staff to March 9, 2006
4.	<p><b>Paranjpe Rimmer Avenue located at 447 Rimmer Avenues (APN: 250-0160-021).</b> 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.</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Section 15332);</p> <p><b>B. Rezone</b> 0.5± acre from Standard Single-Family (R-1) zone to Single-Family Alternative (R-1A) zone;</p> <p><b>C. Tentative Map</b> to subdivide a 0.5± acre vacant parcel into six parcels in the Single-Family Alternative (R-1A) zone;</p> <p><b>D. Special Permit</b> to develop single-family dwellings on five parcels in the Single-Family Alternative (R-1A) zone;</p> <p><b>E. Variance</b> to allow issuance of building permits for buildings will less than twenty (20) feet of public street or approved private street frontage.</p> <p style="text-align: center;"><b>Continued from December 8, 2005</b></p>	P04-103 Hearing	David Hung, 808-5530  A, C-E Adopt Notice of Decision and Findings of Fact for Approval  B           Recommend Approval and Forward to City Council

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p><b>Raley Boulevard Trucking Facility, located at 4645 Raley Boulevard.</b>                      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.  <b>A. Environmental Determination: Exempt per CEQA 15322</b>  <b>B. Plan Review</b> to convert existing buildings into a trucking facility  <b>C. Variance</b> to reduce the required landscaped setback from 25 feet to 0 feet.  <b>D. Variance</b> to waive the required masonry wall  <b>E. Variance</b> to waive paving requirements for a portion of the site.</p> <p style="text-align: right;"><b>Continued from October 27, 2005</b></p>	P04-224 Continued	Mark Kraft, 808-8116  Continued by Staff to January 26, 2006
6.	<p><b>Morrison Creek Tentative Map located at Morrison Creek Drive, East of Florin Rd.</b> Entitlements to subdivide a 2.38± acre parcel into seven parcels in the Heavy Industrial Special (M-2S) zone. APN: 064-0020-068 (D6);  <b>A. Environmental Determination:</b> Categorically Exempt CEQA Section 15332;  <b>B. Tentative Map</b> 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: right;"><b>Continued from November 10, 2005</b></p>	P04-253 Consent	Kimberly Kaufmann-Brisby, 808-5590  A-B Adopt Notice of Decision and Findings of Fact for Approval
7.	<p><b>Laguna Place Apartments located at 7400 Shasta Avenue.</b> 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);  <b>A. Environmental Determination:</b> Addendum to an Environmental Impact Report (EIR);  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Inclusionary Housing Plan;</b>  <b>D. Plan Review</b> of a 120 unit apartment complex in the Multi-family (R-2B) zone within the Jacinto Creek Planning Area (JCPA).</p> <p style="text-align: right;"><b>Continued from December 8, 2005</b></p>	P05-054 Continued	Kimberly Kaufmann-Brisby, 808-5590  Continued by Staff to January 26, 2006

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>8. <b>St. Anton Building located at 2110 L Street.</b> 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.</p> <p><b>A. Environmental Determination:</b> Exempt 15301;  <b>B. Tentative Map</b> to designate one parcel for condominium purposes;  <b>C. Special Permit</b> 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> <p style="text-align: right;">Continued from December 8, 2005</p>	<p>P05-158 Consent</p>	<p>Lindsey Alagozian, 808-2659</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<b>NEW BUSINESS</b>		
<p>9. <b>Strawberry Creek Centre located on the southeast corner at the intersection of Bruceville Road and Timberlake Way with one parcel approximately 850' east of the Bruceville intersection on the east side of Timberlake Way.</b></p> <p>Entitlements to subdivide a ±22.3 acre site then develop ±9.7 acres with a ±77,725 square foot retail center in the Shopping Center Planned Unit Development (SC PUD) zone within the Strawberry Creek Centre PUD. APNs 117-0184-011, 012, 013 and 014; (District 8).</p> <p><b>A. Environmental Determination:</b> Environmental Impact Report;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Strawberry Creek Centre PUD Schematic Plan Amendment</b> to modify the number of buildings, building areas, locations and uses;  <b>D. Strawberry Creek Centre PUD Guidelines Amendment</b> to reduce required building and landscape setbacks in the Shopping Center (SC) zone within the PUD;  <b>E. Tentative Map</b> to subdivide four parcels totaling 22.3± acres into seven (7) parcels in the Shopping Center Planned Unit Development (SC PUD) zone within the Strawberry Creek Centre PUD;  <b>F. Special Permit</b> to construct a quick service restaurant drive-through facility on parcel 6 in the Shopping Center Planned Unit Development (SC PUD) zone;  <b>G. Plan Review</b> to develop and construct ±77,725 square feet of retail uses on ±9.7 vacant acres in the Shopping Center Planned Unit Development (SC PUD) zone.</p>	<p>P04-143 Continued</p>	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>Continued by Staff to January 26, 2006</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>10. <b>Sheldon 20 Rezone and Tentative Map located at northeast corner at the intersection of Sheldon and Lewis Stein Roads.</b>                      Entitlements to develop a ±20.2 acre site in the Rural Estates-One Residential Unit per Four Acres (RE ¼) zone of the Jacinto Creek Planning Area (JCPA) within the South Sacramento Community Plan area. APN: 117-0220-001, District 8.</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Inclusionary Housing Plan;</b></p> <p><b>D. Community Plan Amendment</b> to redesignate ±20.2 acres consisting of ±4.1 acres of Parks/Open Space, ±11 acres of Residential 4-8 du/na and ±5.1 acres of Residential 7-15 du/na to ±1.8 acres of Parks/Open Space and ±18.4 acres of Residential 7-15 du/na;</p> <p><b>E. Rezone</b> of ±20.2± acres from the Rural Estates One Residential Unit per Four Acres (RE 1/4) to the Single-family Alternative (R-1A) zone;</p> <p><b>F. Tentative Map</b> to subdivide one parcel totaling ±20.2 acres into 89 single-family lots and five (5) landscape or water quality detention basin lot(s) in the Single-family Alternative (R-1A) zone;</p> <p><b>G. Special Permit</b> to develop single-family homes in the Single-family Alternative (R-1A) zone of the Jacinto Creek Planning Area (JCPA);</p> <p><b>H. Subdivision Modification</b> to create roadways which deviate from City roadway standards.</p>	<p>P04-219 Consent</p>	<p>Kimberly Kaufmann- Brisby, 808-5590</p> <p>A-C, F-H Adopt Notice of Decision and Findings of Fact for Approval</p> <p>D-E Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>11. <b>Cameron 5 located at Northeast of the intersection of Sheldon Road and Bruceville Road.</b>                      Entitlements to construct twenty-two (22) single family residences, and four (4) half-plex residences on 5.0+ acres within the Single Family Alternative (R-1A) zone; APN: 117-0212-045; (D8)</p> <p><b>A. Environmental Determination:</b> Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. General Plan Amendment</b> to re-designate 5.0+ acres from Parks/Open Space to Low Density Residential (4-15 dwelling Units per net acre(du/na));  <b>D. Community Plan Amendment</b> to re-designate 5.0+ acres from Parks/Open Space to Residential 4-8 du/na;  <b>E. Rezone</b> 5.0+ acres from the Rural Estates (RE ¼) zone to the Single Family Alternative (R-1A) zone;  <b>F. Tentative Map</b> to subdivide 5.0+ acres into twenty-two (22) single family lots, four (4) half-plex lots, one (1) landscape lot, one (1) drainage lot, and one (1) pedestrian connection lot in the Single Family Alternative (R-1A) zone;  <b>G. Special Permit</b> to construct twenty-two single family residences and four half-plex residences within the Single Family Alternative (R-1A) zone;  <b>H. Inclusionary Housing Plan</b></p>	P05-052 Consent	Ellen Marshall, 808-5851  A-B, F-H Adopt Notice of Decision and Findings of Fact for Approval  C-E Recommend Approval and Forward to City Council
<p>12. <b>EAST SAC - METRO PCS MONOPOLE located at 5300 Elvas Avenue.</b>                      Entitlements to construct a 55 foot high monopole/flagpole with 3 panel antennas and equipment lease area for a cellular facility on .38+/- gross acres in the General Commercial (C-2) zone. (APN: 004-0354-015) District 3.  <b>A. Environmental Determination:</b> Exempt 15303;  <b>B. Special Permit</b> to construct a 55 foot high monopole/flagpole with 3 panel antennas and equipment lease area for a cellular facility on .38+/- gross acres in the General Commercial (C-2) zone.</p>	P05-099 Consent	Sally Shore, 808-8001  A-B Adopt Notice of Decision and Findings of Fact for Approval
<p>13. <b>Medical Office and Parking Garage located on the SE corner of 30<sup>th</sup> and Q Street and on the NW corner of Alhambra and R Street.</b>                      APNs: 007-0352-011 and 007-0352-013                      Review and Comment on the construction of a new 122,409± sf medical office building and parking garage on .59± acres in the General Commercial (C-2 SPD) Alhambra Corridor Special Planning District.</p>	P05-122	Evan Compton, 808-5260  Review & Comment

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>14. <b>Henley Condominiums located at 2031 S Street.</b>                      Entitlements for a one lot subdivision with four residential units and ground floor retail on .14 ± acres in the Residential Mixed Use, R Street Corridor Special Planning District (RMX-SPD) zone; (APN: 010-0025-006) District 4.  <b>A. Environmental Determination:</b> Exempt 15332;  <b>B. Tentative Subdivision Map</b> to subdivide .14 ± acres into one condominium lot.  <b>C. Special Permit</b> to develop four (4) condominium units within the RMX-SPD zone.</p>	P05-141 Consent	Sally Shore, 808-8001  A-C Adopt Notice of Decision and Findings of Fact for Approval
<p>15. <b>Beverages &amp; more! located at 3678 North Freeway Blvd.</b>                      Entitlements to allow alcoholic beverage sales and occasional beer and wine tastings to be held at a 10,000 sq. ft. tenant space in the Shopping Center Planned Unit Development (SC-PUD) Zone, in the Promenade at Natomas PUD. (District 1) APN: 225-0160-086.  <b>A. Environmental Determination:</b> Categorical Exemption [CEQA Section 15061(b)(3)];  <b>B. Special Permit</b> to allow the sale of alcoholic beverages for off-site consumption from a 10,000 sq. ft. retail liquor store in the Shopping Center Planned Unit Development (SC-PUD) Zone.  <b>C. Special Permit</b> to allow beer and wine tastings to be held at a retail liquor store in the Shopping Center Planned Unit Development (SC-PUD) Zone.</p>	P05-166 Consent	Steve Kowalski, 808-4752  A-C Adopt Notice of Decision and Findings of Fact for Approval
16. <b>Citizens Addressing the Planning Commission</b>		
17. <b>Committee Reports By The Planning Commissioners</b>		
18. <b>Questions and Ideas of the Planning Commission</b>		