



CITY OF SACRAMENTO PLANNING COMMISSION

••AMENDED AGENDA••

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

915 I Street, Historic City Hall 2nd Floor, Hearing Room

February 9, 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, 3^d 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)

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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
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February 9, 2006

AGENDA ITEM	FILE	STAFF RECOMMENDATION
1. Roll		
2. Synopsis of January 26, 2006 Planning Commission Meeting		Consent
3. Appeal of Florin Road Subdivision Approval, located at 2730 Florin Road	Z05-186	Hearing
4. <i>Trinity Episcopal Cathedral, located at 2620 Capitol Avenue</i>	<i>P03-135</i>	<i>Consent</i>
5. Parkebridge, located southeast of Truxel Road and I80	P04-212	Hearing
6. East Sac-Metro PCS Monopole located at 5300 Elvas Avenue	P05-099	Continued by staff to March 9, 2006
7. Wood Subdivision, located at 100 Ford Road	P05-109	Continued by staff to February 23, 2006
8. 536 Wilson Avenue, located southeast of Northgate Blvd and Wilson Ave	P05-134	Consent
9. Patterson Subdivision, located at Marysville Blvd and Dry Creek Road	P05-105	Continued by staff to February 23, 2006
10. 520 Bowman TM, located at 520 Bowman Avenue	P05-130	Consent
11. Jessie Avenue Condominiums, located at 470 Jessie Avenue	P05-167	Consent
12. Devoll Variance, located at 5510 Sorento Road/5449 East Levee Road	P05-174	Consent
13. Natomas Field Development Agreement, located on the southeast Corner of Arena Boulevard and East Commerce Way.	P06-014	Consent
14. City/CADA Memorandum of Understanding Regarding CADA Projects, located in District 1, 3, 4.	M05-110	Informational
15. Election of Planning Commission Chair and Vice-Chair		Hearing
16. Citizens Addressing the Planning Commission		

- 17. Committee Reports By The Planning Commissioners
- 18. Questions and Ideas of the Planning Commission
- 19. Adjournment

AGENDA ITEM		FILE	STAFF RECOMMENDATION
1.	Roll Call		
2.	Synopsis of January 26, 2006 Planning Commission Meeting	Consent	David Kwong, 808-2691
OLD BUSINESS			
3.	<p>Appeal of Florin Road Subdivision Approval, located at 2730 Florin Road Entitlements to subdivide one parcel into two parcels totaling 2.29 partially developed acres in the General Commercial-Review and to allow required parking to be located off-site (D8), APN: 049-0021-036</p> <p>A. Environmental Determination: Exempt, per CEQA Section 15332 and 15315;</p> <p>B. Appeal of the Zoning Administrator Tentative Map Approval to subdivide one parcel into two parcels totaling 2.29 partially developed acres in the General Commercial-Review (C-2R) zone.</p> <p>C. Appeal of the Zoning Administrator Special Permit Approval to allow required parking to be located off-site.</p> <p style="text-align: center;">Continued from January 26, 2006</p>	Z05-186 Hearing	<p>Sandra Yope, 808-7158</p> <p>A-C Adopt Notice of Decision and Finding of Facts for Denial of Appeal</p>
4.	<p>Trinity Episcopal Cathedral, located at 2620 Capitol Avenue. Entitlements to replace to replace an existing 350 seat church and related facilities (approx. 24,000 +/- SF) with a new 1000 +/- seat cathedral and related facilities (81,653 +/- SF). APN 007-0166-014, Council District 3.</p> <p>A. Environmental Impact Report</p> <p>B. Mitigation Monitoring Plan</p> <p>C. Special Permit to construct a church in the RO zone.</p> <p>D. Special Permit to provide required parking off-site.</p> <p>E. Variance to exceed the 35 foot height limit in the RO zone.</p> <p>F. Special Permit to waive parking</p> <p style="text-align: center;">Continued from January 26, 2006</p>	P03-135 Consent	<p>Mark Kraft, 808-8116</p> <p>A-F <i>Certify the Environmental Impact Report and Adopt Notice of Decision for Approval</i></p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p>Parkebridge, located southeast of Truxel Road and I80 APN 225-0160-084, -088, -054, 225-0170-062) Entitlements to allow for the development of a 531-unit residential community with parks and open space on 113.3± acres in the South Natomas Community Plan area. APN: 225-0160-084, 088, 054, 225-0170-062. Council District 1.</p> <p>A. Environmental Determination: Environmental Impact Report;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Development Agreement between the City of Sacramento and Griffin Industries;</p> <p>D. General Plan Amendment to re-designate 33.9± acres of Low Density Residential, 18.4± acres of Medium Density Residential, 30± acres of Regional Commercial and Offices, and 31± acres of Parks-Recreation/Open Space to 59.4± acres of Low Density Residential, 13.9± acres of Medium Density Residential, and 40± acres of Parks-Recreation/Open Space;</p> <p>E. Community Plan Amendment to re-designate 21.9± acres of Low Density Residential (4-8 du/ac), 30.4± acres of Medium Density Residential (7-15 du/ac), 30± acres of Office/Office Park, and 31± acres of Parks/Open Space to 59.4± acres of Medium Density Residential (7-15 du/ac), 13.9± acres of Medium Density Residential (11-21 du/ac), and 40± acres of Parks/Open Space;</p> <p>F. Rezone 53.4± acres of Office PUD (OB-PUD) zone, 28.8± acres of Single Family Alternative PUD (R-1A-PUD) zone, and 31.1± acres of Agriculture (A) zone to 59.4± acres of Single Family Alternative PUD (R-1A-PUD) zone, 13.9± acres of Multi-family PUD (R-2A PUD) zone, and 40± acres of Agriculture-Open Space (A-OS) zone;</p> <p>G. PUD Designation, Guidelines and Schematic Plan for 73.3± acres to be known as the Parkebridge Planned Unit Development (PUD);</p> <p>H. Tentative Map to subdivide 113.3± acres into 389 single-family parcels, one condominium lot, two park lots, four neighborhood pocket park lots, two open space lots, four landscape corridor lots, two landscape parkway lots, and one open space pedestrian connection;</p> <p>I. Subdivision Modification to allow non-standard intersections;</p> <p>J. Subdivision Modification to allow non-standard elbow design;</p> <p>K. Special Permit for the construction of 389 single-family units on 58.3± acres in the proposed Single Family Alternative PUD (R-1A-PUD) zone; and</p> <p>L. Special Permit for the construction of 142 condominium units on 13.5± acres in the proposed Multi-family PUD (R-2A PUD) zone.</p> <p style="text-align: right;">Continued from January 26, 2006</p>	P04-212 Hearing	David Hung, 808-5530 A-B, H-L Adopt Notice of Decision and Findings of Fact for Approval C-G Recommend Approval and Forward to City Council

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>EAST SAC - METRO PCS MONOPOLE located at 5300 Elvas Avenue. 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. A. Environmental Determination: Exempt 15303; B. Special Permit 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> <p style="text-align: center;">Continued from January 12, 2006</p>	<p>P05-099 Continued</p>	<p>Sally Shore, 808-8001</p> <p>Continued by staff to March 9, 2006.</p>
7.	<p>Wood Subdivision, located at 100 Ford Road. Entitlements to subdivide an 110' X 300' parcel into 4 parcels, with a private driveway and turnaround and to create three lots without street frontage in the R-1 zone. APN 250-0174-026 A. Environmental Determination: Exempt per CEQA 15332 B. Tentive Map to subdivide one lot into 4 lots C. Subdivision Modification to create substandard lots. D. Variance to create three landlocked parcels.</p> <p style="text-align: center;">Continued from January 26, 2006</p>	<p>P05-109 Continued</p>	<p>Mark Kraft, 808-8116</p> <p>Continued by staff to February 23, 2006.</p>
8.	<p>536 Wilson Map, located at Southeast of Northgate Blvd and Wilson Ave. Entitlements to subdivide two parcels totaling 1.0± acre into six single family residential lots, on the property located at 536 Wilson Ave, within the Single Family Residential (R-1) zone. A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Subdivision Map: to subdivide two parcels totaling 1.0± acres into 6 single-family residential lots; D. Subdivision Modification: to allow lots to be less than the standard 52' in width</p> <p style="text-align: center;">Continued from January 26, 2006</p>	<p>P05-134 Consent</p>	<p>Jaime Cutlip, 808-8684</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
NEW BUSINESS			
9.	<p>Patterson Subdivision, located at Marysville & Dry Creek Road. Entitlements to develop 58 single lots on 7.1+/- net acres in the proposed Single Family Alternative (R-1A) zone.</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Approve the Mitigation Monitoring Plan;</p> <p>C. General Plan Amendment of 7.1+/- net acres to amend the designation from 'Heavy Commercial or Warehouse' to 'Low Density Residential 4-15du/na'</p> <p>D. Rezone of 7.1+/- net acres from the Light Industrial Review (M-1S-R) zone to the Single Family Alternative (R-1A) zone;</p> <p>E. Inclusionary Housing Plan;</p> <p>F. Tentative Map to subdivide two lots into 58 lots on 7.1+/- net acres in the proposed Single Family Alternative (R-1A) zone;</p> <p>G. Special Permit to develop 54 single family units and eight (8) half-plex units on 7.1+/- net acres in the proposed Single Family Alternative (R-1A) zone.</p>	P05-105 Continued	Michael York, 808-8239 Continued by staff to February 23, 2006.
10.	<p>520 Bowman TM, located at 520 Bowman Avenue. Entitlements to merge and subdivide two parcels totaling 1.2± acre into five parcels in the Standard Single-Family (R-1) zone in the South Natomas Community Plan Area. (District 1) APN: 262-0122-005 & 009.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332);</p> <p>B. Tentative Map to merge and subdivide two parcels totaling 1.20± acre into five parcels in the Standard Single-Family (R-1) zone;</p> <p>C. Subdivision Modification to allow for non-standard sized lots.</p>	P05-130 Consent	Elise Gumm, 808-1927 A-C Adopt Notice of Decision and Findings of Fact for Approval
11.	<p>Jessie Avenue Condominiums, located at 470 Jessie Avenue (APN: 237-0180-060) Entitlements to develop 60 condominium units on 2.1+/- net acres in the Multi-Family (R-3) zone.</p> <p>A. Environmental Determination: Exempt, Section 15301;</p> <p>B. Inclusionary Housing Plan;</p> <p>C. Tentative Map to designate the parcel for condominium purposes in the Multi-Family (R-3) zone;</p> <p>D. Special Permit to develop 60 condominium units in the Multi-Family (R-3) zone.</p> <p>E. Special Permit to allow a switch of the Inclusionary Housing requirement for for-sale condominium units from 5% low-income and 10% very-low-income units, to 10% low-income and 5% very-low-income units within the Multi-Family (R-3) zone.</p>	P05-167 Consent	Michael York, 808-8239 A-E Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM		FILE	STAFF RECOMMENDATION
12.	<p>Devoll Variance, located at 5510 Sorento Road/5449 East Levee Road (APN: 226-0020-002) D1 Entitlements to allow building permits to be issued for a proposed single-family residence. A. Environmental Determination: Categorical Exemption (Section 15303); B. Variance to allow building permits to be issued for a property without twenty (20) feet of street frontage on 4.2+/- acres in the Agriculture (A) zone</p>	P05-174 Consent	Arwen Wacht, 808-1964 A-B Adopt Notice of Decision and Findings of Fact for Approval
13.	<p>Natomas Field Development Agreement, located on the southeast Corner of Arena Boulevard and East Commerce Way. Entitlements to establish a Development Agreement for Natomas Field, located on 98.9± acres in North Natomas. (District 1) APN: 225-0150-014, -018, -025, -027, -028, -030, -032, and -036. A. Environmental Determination: Previously Adopted Negative Declaration; B. Development Agreement between the City of Sacramento and Beazer Homes/Acacia.</p>	P06-014 Consent	Arwen Wacht, 808-1964 A-B Adopt Notice of Decision and Findings of Fact for Approval
14.	<p>City/CADA Memorandum of Understanding Regarding CADA Projects, located in Districts 1, 3, 4.</p>	M05-110	Bridgette Williams, 808-8053 Informational
15.	<p>Election of Planning Commission Chair and Vice-Chair</p>	Hearing	David Kwong, 808-2691
16.	Citizens Addressing the Planning Commission		
17.	Committee Reports By The Planning Commissioners		
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