



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

February 23, 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)

****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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February 23, 2006

AGENDA ITEM	FILE	STAFF RECOMMENDATION
1. Roll		
2. Synopsis of February 9, 2006 Planning Commission Meeting		Consent
3. Paranjpe Rimmer Avenue, located at 447 Rimmer Avenue (APN 250-0160-021).	P04-103	Continued by staff to March 23, 2006
4. Somerset Subdivision, located at 5102 & 5104 Erhardt Avenue.	P04-256	Withdrawn from Agenda
5. Patterson Subdivision, located at Marysville Blvd and Dry Creek Road	P05-105	Consent
6. Wood Subdivision, located at 100 Ford Road	P05-109	Consent
7. River s End Mixed Use, located southeast of West El Camino Avenue and Gateway Oaks Drive.	P05-124	Consent
8. 21 st Ave Monopole, located at 6950 21 st Ave	P05-145	Consent
9. Metro PCS Tower Extension, located at 1415 47 th Ave	P05-148	Withdrawn from Agenda
10. JMA/Laing Condominiums, located between Macon Dr. & Picasso Circle	P05-164	Consent
11. Zoning Code Amendment Relating to Superstores, citywide	M05-025	Hearing
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 February 9, 2006 Planning Commission Meeting	Consent	David Kwong, 808-2691
OLD BUSINESS			
3.	<p>Paranjpe Rimmer Avenue, located at 447 Rimmer Avenue (APN 250-0160-021). 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>A. Environmental Determination: Exempt (CEQA Section 15332);</p> <p>B. Rezone 0.5± acre from Standard Single-Family (R-1) zone to Single-Family Alternative (R-1A) zone;</p> <p>C. Tentative Map to subdivide a 0.5± acre vacant parcel into six parcels in the Single-Family Alternative (R-1A) zone;</p> <p>D. Special Permit to develop single-family dwellings on five parcels in the Single-Family Alternative (R-1A) zone;</p> <p>E. Variance 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: right;">Continued from January 26, 2006</p>	P04-103 Continued	David Hung, 808-5530 Continued by staff to March 23, 2006

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>Somerset Subdivision, located at 5102 & 5104 Erhardt Avenue. Entitlements to create 169 single-family lots and construct a home on each lot, on the property located at the southeast corner of Franklin Boulevard and Ehrhardt Avenue, in the Agriculture (A) and Multi Family (R-2B) zones. APN: 117-0132-001 & -004 (D7)</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. General Plan Amendment to re-designate 5.0± acres of Low Density Residential, 4-15 du/na, to 5.0± acres of Medium Density Residential, 16-29 dwelling units per net acre (du/na); D. Community Plan Amendment to redesignate 5.0± acres of General Public to 5.0± acres of Residential, 11-21 du/na; E. Rezone of 8.83± acres of Agriculture (A) to 8.83± acres of Single Family Alternative (R-1A); F. Tentative Subdivision Map to subdivide three parcels totaling 13.83± acres into 169 single-family residential lots in the Single Family Alternative (R-1A) zone; G. Special Permit to construct 169 single family homes within the Single Family Alternative (R-1A) zone; H. Special Permit to allow the subdivision to be gated; I. Variance to allow the construction of non-standard private roadways; J. Inclusionary Housing Plan</p> <p style="text-align: right;">Continued from January 26, 2006</p>	P04-256 Withdrawn	Heather Forrest, 808-5008 Withdrawn from Agenda, to be re-noticed.
5.	<p>Patterson Subdivision, located at Marysville & Dry Creek Road. Entitlements to develop 63 single family residences on 7.1+/- net acres in the proposed Single Family Alternative (R-1A) zone.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; 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' D. Rezone of 7.1+/- net acres from the Light Industrial Review (M-1S-R) zone to the Single Family Alternative (R-1A) zone; E. Inclusionary Housing Plan; F. Tentative Map to subdivide two lots into 63 lots on 7.1+/- net acres in the proposed Single Family Alternative (R-1A) zone; G. Special Permit to develop 53 single family units and 10 half-plex units on 7.1+/- net acres in the proposed Single Family Alternative (R-1A) zone.</p> <p style="text-align: right;">Continued from February 9, 2006</p>	P05-105 Consent	Michael York, 808-8239 A-B, E-G Adopt Notice of Decision and Findings of Fact for Approval C-D Recommend Approval and Forward to City Council

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>Wood Subdivision, located at 100 Ford Road. Entitlements to subdivide a 110' X 300' parcel into 4 parcels, with a private driveway and turnaround and to create three lots without street frontage in the R-1zone. APN 250-0174-026 A. Environmental Determination: Exempt per CEQA 15332 B. Tentative Map to subdivide one lot into 4 lots C. Subdivision Modification to create three landlocked parcels.</p> <p style="text-align: right;">Continued from February 9, 2006</p>	P05-109 Consent	Mark Kraft, 808-8116 A-C Adopt Notice of Decision and Findings of Fact for Approval
NEW BUSINESS			
7.	<p>River's End Mixed Use, located Southeast of West El Camino Avenue and Gateway Oaks Drive. Entitlements to develop 14,000± square foot retail uses on 1.33± acres and 110 condominium units on 6.03± acres in the Shopping Center (SC-PUD) Planned Unit Development zone and proposed Multi-Family (R-2B-PUD) Planned Unit Development zone in the Metropolitan Center PUD in the South Natomas Community Plan Area. (D1) APN: 225-1010-013, -014, -015, -017. A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. General Plan Amendment to re-designate 7.36± acres of Regional Commercial & Offices to 1.33± acres of Community/Neighborhood Commercial & Offices and 6.03± acres of Medium Density Residential; D. Community Plan Amendment to re-designate 6.03± acres of Community Commercial and Service Commercial to 6.03± acres of Medium High Residential (11-21 du/na); E. Rezone 6.03± acres from Shopping Center (SC-PUD) Planned Unit Development zone to 6.03± acres Multi-Family (R-2B-PUD) Planned Unit Development zone; F. PUD Schematic Plan Amendment to designate residential and retail uses in the Metropolitan Center PUD; G. Tentative Map to subdivide one parcel (225-1010-017) totaling 4.23± acres into three parcels for one condominium lot and two retail lots; H. Tentative Map to merge three lots totaling 3.13± acres (225-1010-013, -014, -015) into one condominium lot; I. Special Permit to develop 14,000± square foot retail uses on 1.33± acres; and J. Special Permit to develop 110 condominium units on 6.03± acres in the proposed Multi-Family (R-2B-PUD) Planned Unit Development zone.</p>	P05-124 Consent	David Hung, 808-5530 A-B, G-J Adopt Notice of Decision and Findings of Fact for Approval C-F Recommend Approval and Forward to City Council

AGENDA ITEM		FILE	STAFF RECOMMENDATION
8.	<p>21st Ave Monopole, located at 6950 21st Avenue. Entitlements to construct a 65 monopole within the single family (R-1) zone. A. Environmental Determination: Exempt (CEQA Section 15303) B. Special Permit to construct a 65 monopole.</p>	P05-145 Consent	Greg Sandlund, 808-8931 A-B Adopt Notice of Decision and Findings of Fact for Approval
9.	<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) 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>	P05-148 Withdrawn	Greg Sandlund, 808-8931 Withdrawn from Agenda, to be re-noticed.
10.	<p>JMA/Laing Condominiums, located between Macon Dr. & Picasso Circle. Entitlements to develop a 92 unit. condominium complex on 5.7± acres at JMA North Natomas within the Northborough/Parkway Plaza/JMA Planned Unit Development (PUD) in the Multi-Family (R-3A) PUD Zone. APN: a portion of 201-0300-038, 201-0300-039, 201-0300-040, and 201-0300-041. Council District 1. A. Environmental Determination: Addendum to a previously Adopted Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Map: to subdivide one existing parcel into one condominium lot; D. PUD Special Permit: to develop a 92-unit condominium complex located in the JMA North Natomas/Northborough Planned Unit Development (PUD) zoned Multi-Family (R-3A) PUD zone.</p>	P05-164 Consent	Jamie Cutlip, 808-8684 A-D Adopt Notice of Decision and Findings of Fact for Approval
11.	<p>Zoning Code Amendment Relating to Superstores, Citywide. Proposed amendments to the Zoning Code (Title 17 of the Sacramento City Code) to add regulations relating to superstores. A. Environmental Determination: Exempt per CEQA Section 15061(b)(3) ; B. Ordinance amending Section 17.16.010, 17.24.030 A and B, and 17.24.050.81 of Title 17 of the Sacramento City Code (the Zoning Code) relating to superstores.</p>	M05-025 Hearing	Joy Patterson, 808-5607 A-B Recommend Approval and Forward to City Council
12.	Citizens Addressing the Planning Commission		
13.	Committee Reports By The Planning Commissioners		
14.	Questions and Ideas of the Planning Commission		
15.	Adjournment		

