



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

March 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, 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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March 9, 2006

AGENDA ITEM	FILE	STAFF RECOMMENDATION
1. Roll		
2. Synopsis of February 23, 2006 Planning Commission Meeting		Consent
3. Appeal of the Target Expansion located at 2505 Riverside Blvd	DR05-059 & Z05-051	Continued by staff to May 11, 2006
4. Appeal of Florin Road Subdivision Approval, located at 2730 Florin Road	Z05-186	Hearing
5. East Sac- Metro PCS Monopole located at 5300 Elvas Avenue	P05-099	Continued by applicant to April 13, 2006
6. JMA/Laing Condominiums, located between Macon Dr. & Picasso Circle	P05-164	Consent
7. Dias Park Subdivision, located at 6122 Dias Avenue	P04-243	Consent
8. Sacramento Recycling and Transfer Station, located at 8491 Fruitridge Road	P05-060	Continued by staff to March 23, 2006
9. 30 th & I Street Condominiums, located at 3019 & 3021 I Street	P05-126	Consent
10. Twin Oaks Estates TM, located south of South Avenue, west of Norwood Avenue	P05-146	Consent
11. Del Paso Retail Development, located at 2456 Rio Linda Blvd.	P05-147	Consent
12. 211-215 Lathrop Way TM, located at 211 – 215 Lathrop Way	P05-181	Consent
13. New Planning Commission Staff Report, Citywide.	M05-008	Review and Comment
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 23, 2006 Planning Commission Meeting	Consent	David Kwong, 808-2691
OLD BUSINESS			
3.	<p>Appeal of the Target Expansion located at 2505 Riverside Boulevard. APN: 009-0291-020; District 4.</p> <p>A. Environmental Determination: Exempt, per Section 15301</p> <p>B. Appeal of a Design Review / Preservation Board Approval of a remodel and addition at an existing Target store.</p> <p>C. Appeal of a Zoning Administrator's Approval 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;">Continued from January 12, 2006</p>	DR05-059 & Z05-051 Continued	<p>Luis Sanchez, AIA, Design Review Director, 808-5957</p> <p>Lindsey Alagozian, 808-2659</p> <p>Continued by staff to May 11, 2006</p>
4.	<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 February 9, 2006</p>	Z05-186 Hearing	<p>Sandra Yope, 808-7158</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Denial of Appeal</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
5.	<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: right;">Continued from February 9, 2006</p>	P05-099 Continued	Sally Shore, 808-8001 Continued by applicant to April 13, 2006.
6.	<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> <p style="text-align: right;">Continued from February 23, 2006</p>	P05-164 Consent	Jamie Cutlip, 808-8684 A-D Adopt Notice of Decision and Findings of Fact for Approval
NEW BUSINESS			
7.	<p>Dias Park Subdivision, located at 6122 Dias Avenue. Entitlements to subdivide 1.37± acres into eight single family parcels and construct a residence upon each parcel within the Single Family Alternative (R-1A) zone, located on the south side of Dias Avenue, approximately 1000' east of Stockton Boulevard. (D6) APN: 038-0191-011 A. Environmental Determination: Exempt; B. Tentative Map to subdivide 1.37± acres into eight single family residential lots; C. Special Permit to construct a single-family residence upon each lot</p>	P04-243 Consent	Antonio Ablog, 808-7702 A-C Adopt Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p>Sacramento Recycling and Transfer Station, located at 8491 Fruitridge Road. Entitlements to expand the recycling and throughput capacity of an existing waste transfer station in the Heavy Industrial (M-2S) zone. Assessor's Parcel Number: 061-0173-028; (Council District 6); A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. Special Permit Major Modification to increase the allowable recycling and throughput capacity for an existing recycling and transfer station by 500 Tons per day (TPD). The daily permitted municipal solid waste and recyclables capacity would increase from 2,000 TPD to the facility's design capacity of 2,500 TPD in the Heavy Industrial (M-2S) zone.</p>	P05-060 Continued	Kimberly Kaufmann-Brisby 808-5590 Continued by staff to March 23, 2006
9.	<p>30th & I Street Condominiums, located at 3019 & 3021 I Street. Entitlements to create eight (8) condominium units (including two {2} existing residences) on .29 ± net acres in the Residential-Office, Alhambra Corridor Special Planning District (RO-SPD) zone; (APN: 007-0051-013 and -012) District 3. A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Subdivision Map to subdivide .29 ± net acres into one condominium lot. D. Special Permit to develop eight (8) condominium units within the RO-SPD zone.</p>	P05-126 Consent	Sally Shore, 808-8001 A-D Adopt Notice of Decision and Findings of Fact for Approval
10.	<p>Twin Oaks Estates TM, located south of South Avenue, west of Norwood Avenue. Entitlements to allow the development of 27 single-family parcels in the proposed Single-Family Alternative (R-1A) zone in the North Sacramento Community Plan Area. (District 2) APN: 250-0130-008, 250-0130-009, 250-0130-010, 250-0130-011 A. Environmental Determination: Mitigated Negative Declaration B. Mitigated Monitoring Plan; C. Rezone of 3.4 ± net acres from the Single Family (R-1) zone to the Single Family Alternative (R-1A) zone; D. Tentative Map to subdivide four parcels into 27 parcels on 3.4 ± net acres. E. Special Permit to develop 27 single family units on 3.4 ± net acres in the proposed Single Family Alternative (R-1A) zone.</p>	P05-146 Consent	Jamie Cutlip, 808-8684 A-B, D-E Adopt Notice of Decision and Findings of Fact for Approval C Recommend Approval and Forward to City Council

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>11. Del Paso Retail Development, located at 2456 Rio Linda Blvd. Entitlements to construct a multi-tenant commercial building with a drive-through facility having a reduced drive-through entrance setback on a vacant lot, and to have off-site parking under the same ownership in the General Commercial (C-2) Zone. A. Environmental Determination: Categorical Exemption [CEQA Section 15332]; B. Special Permit to allow the construction of a multi-tenant commercial building with a drive-through facility having extended hours of operation on a vacant lot in the General Commercial (C-2) Zone. C. Special Permit to allow off-site parking on an adjacent parcel under the same ownership to satisfy the parking requirements for a new commercial building in the General Commercial (C-2) Zone. D. Variance to allow the setback for a drive-through entrance to be reduced from 25 feet to 19 feet in the General Commercial (C-2) Zone.</p>	P05-147 Consent	Steve Kowalski, 808-4752 A-D Adopt Notice of Decision and Findings of Fact for Approval
<p>12. 211 - 215 Lathrop Way TM, located at 211- 215 Lathrop Way. Entitlements to subdivide two parcels into five parcels on 8.5± developed acres in the Light Industrial American Parkway Corridor (M-1-PC) zone in the North Sacramento Community Plan Area. (District 3) APN: 275-0300-014 & 015. A. Environmental Determination: Exempted (CEQA, Section 15301 (k)); B. Tentative Map to subdivide two parcels into five parcels on 8.5± developed acres in the Light Industrial American Parkway Corridor (M-1-PC) zone</p>	P05-181 Consent	Elise Gumm, 808-1927 A-B Adopt Notice of Decision and Findings of Fact for Approval
<p>13. New Planning Commission Staff Report Format, Citywide. Review and comment on proposed new Planning Commission staff report format.</p>	M06-008	Tom Pace, 808-6848 Review and Comment
14. Citizens Addressing the Planning Commission		
15. Committee Reports By The Planning Commissioners		
16. Questions and Ideas of the Planning Commission		
17. Adjournment		