



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 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, 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)

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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 23, 2006

AGENDA ITEM	FILE	STAFF RECOMMENDATION
1. Roll		
2. Synopsis of March 9, 2006 Planning Commission Meeting		Consent
3. Paranjpe Rimmer Avenue, located at 447 Rimmer Avenue	P04-103	Withdrawn
4. Somerset Subdivision, located at 5102 & 5104 Erhardt Avenue	P04-256	Continued until April 13, 2005
5. Latif Gas Station, Located at 6220 Fruitridge Road	P05-058	Hearing
6. Arcade Estates, located at 1650 Arcade Boulevard	P05-072	Hearing
7. E.S.M Subdivision, located 2947 Rio Linda Blvd.	P05-093	Consent
8. 13 th Ave Nguyen Residence, located at 4903 13 th Avenue (APN: 015-0242-022)	P05-156	Consent
9. Ung Subdivision	P05-183	Consent
10. Lok Parcel Map, located at 2031 P Street	P05-191	Withdrawn
11. 361 Cleveland Ave. TM, located at 361 Cleveland Avenue	P05-201	Consent
12. Morrison Brooks Housing, located at 52 Morrison Avenue (APN: 250-0352-001)	P05-210	Consent
13. Report Back to Commission		
14. Citizens Addressing the Planning Commission		
15. Committee Reports By The Planning Commissioners		
16. Questions and Ideas of the Planning Commission		
17. 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>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); B. Rezone 0.5± acre from Standard Single-Family (R-1) zone to Single-Family Alternative (R-1A) zone; C. Tentative Map to subdivide a 0.5± acre vacant parcel into six parcels in the Single-Family Alternative (R-1A) zone; D. Special Permit to develop single-family dwellings on five parcels in the Single-Family Alternative (R-1A) zone; 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 Withdrawn	David Hung, 808-5530 Withdrawn by applicant
NEW BUSINESS			
4.	<p>Somerset Subdivision, located at 5102 & 5104 Erhardt Ave 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, at 5102 & 5104 Erhardt Avenue, in the Agriculture (A) and Multi-Family (R-2B) zones. (APN 117-0132-001 & -004) District 7.</p> <p>A. Environmental Determination: Mitigated 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 Multi-Family (R-2B); F. Inclusionary Housing Plan; G. Tentative Subdivision Map to subdivide three parcels totaling 13.83± acres into 169 single-family residential lots in the Multi-Family (R-2B) zone; H. Special Permit to allow the subdivision to be gated; and I. Variance to allow the construction of non-standard private roadways.</p>	P04-256 Hearing	Heather Forest, 808- 5008 Continued by applicant until April 13, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p>Latif Gas Station, located at 6220 Fruitridge Road Entitlements to allow a gas station with convenience store and coffee shop within an abandoned service station located at 6220 Fruitridge Road, within the General Commercial (C-2) zone. (APN 027-0032-001) District 6.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15303); B. Special Permit to allow a service station within the General Commercial (C-2) zone.</p>	P05-058 Hearing	Heather Forest, 808- 5008 A-B. Adopt Notice of Decision and Findings of Fact for Denial.
6.	<p>Hagginwood Estates (formerly known as Arcade Estates), located at 1650 Arcade Boulevard Entitlements to allow the development of fourteen (14) single family residential lots on 1.57 ± net acres in the proposed Single Family Alternative Residential (R-1A) zone located at 1650 Arcade Boulevard; (APN 265-0060-049) District 3.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Rezone of 1.57± net acres from the Multi-Family (R-2A) zone to the Single Family Alternative (R-1A) zone. D. Tentative Subdivision Map to subdivide 1.57 ± net acres into fourteen (14) single family lots. E. Special Permit to construct fourteen single family residences within the Single Family Alternative (R-1A) zone.</p>	P05-072 Hearing	Sally Shore, 808- 8001 A-E. Adopt Notice of Decision and Findings of Fact for Approval
7.	<p>E.S.M Subdivision, located at 2947 Rio Linda Blvd. Entitlements to subdivide two parcels totaling 2.01± net acres into 25 single-family lots and to build 25 zero lot line dwelling units in the Multi-family (R-2B) Zone.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Map to subdivide two parcels totaling 2.01± net acres into 25 single-family lots in the Multi-Family (R-2B) Zone. D. Special Permit to build alternative single-family housing types (25 zero lot line dwelling units) in the Multi-Family (R-2B) Zone.</p>	P05-093 Consent	Steve Kowalski, 808- 4752 A-D Adopt Notice of Decision and Findings of Fact for Approval.
8.	<p>13th Ave Nguyen Residence, located at 4903 13th Avenue Entitlements to construct a single family residence within the standard single family (R-1) zone</p> <p>A. Environmental Determination: Exempt (CEQA Section 15303[a]); B. Variance to construct a single family residence without public right-of-way frontage.</p>	P05-156 Consent	Greg Sandlund, 808- 8931 A-B Adopt Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>Ung Subdivision, located at 6301 & 6321 Elder Creek Road Entitlements to subdivide three parcels totaling 1.25 net acres into seven single family lots within the standard single family (R-1) zone.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332); B. Tentative Map to subdivide three parcels totaling 1.59 gross acres into seven single family lots; C. Subdivision Modification for a lot that has a depth of less than 100 feet; D. Community Plan Amendment to re-designate 1.59 acres of Medium Density Residential (11-21 du/na) to 1.59 acres of Low Density Residential (4-8 du/na).</p>	P05-183 Consent	Greg Sandlund, 808- 8931 A-D Adopt Notice of Decision and Findings of Fact for Approval
10.	<p>Lok Parcel Map, located at 2031 P Street Entitlements to subdivide one parcel into two at the NW corner of 21st and P Street on 0.15± acres in the General Commercial (C-2) and located in the Neighborhood Corridor overlay zone. The new lots will be 40 feet wide by 80 feet in depth and 80 feet wide by 40 foot in depth. The lot that is only 40 foot in depth will require a subdivision modification since it is less than the 80 foot minimum requirement. The existing duplex will require a rear setback variance of approximately 13.3 feet since only 1.7 feet is provided where 15 feet is required.</p> <p>A. Environmental Determination: Exempt B. Variance to reduce the rear setback of an existing duplex to 1.7 feet instead of the standard 15 feet. C. Tentative Map to subdivide one parcel into two parcels on 0.15± acres. D. Subdivision Modification to allow a commercially zoned parcel to be subdivided to have a depth less than the 80 foot minimum requirement.</p>	P05-191 Withdrawn	Evan Compton, 808- 5260 Withdrawn by staff.
11.	<p>361 Cleveland Ave. TM, located at 361 Cleveland Avenue Entitlements to subdivide a 0.364± acre parcel into 3 parcels in the Standard Single-Family (R-1) zone in the South Natomas Community Plan Area. (District 1) APN: 274-0141-032</p> <p>A. Environmental Determination: Exempt (CEQA Section 15303 & 15332); B. Tentative Map to subdivide a 0.364± acre parcel into three parcels in the Standard Single-Family (R-1) zone; C. Subdivision Modification to allow for a non-standard sized lots; D. Variance to reduce the required fifteen (15) feet rear yard setback to five (5) feet on Parcel 2.</p>	P05-201 Consent	Elise Gumm, 808- 1927 A-D Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
12. Morrison Brooks Housing, located at 52 Morrison Avenue Entitlements to develop 29 single family detached homes on 3.7+/- net acres in the Single Family Alternative (R-1A) zone. A. Environmental Determination: Addendum to previous Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. Special Permit to develop 29 single family detached homes on 3.7+/- net acres in the Single Family Alternative (R-1A) zone.	P05-210 Consent	Michael York, 808- 8239 A-C Adopt Notice of Decision and Findings of Fact for Approval
13. Report Back to Commission Mr. Dennis Bylow Special Meeting Dates		David Kwong, 808-2691
14. Citizens Addressing the Planning Commission		
15. Committee Reports By The Planning Commissioners		
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