



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

April 13, 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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April 13, 2006

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2. Synopsis of March 23, 2006 Planning Commission Meeting		Consent
3. Somerset Subdivision, located at 5102 & 5104 Ehrhardt Avenue	P04-256	Hearing
4. Sacramento Recycling and Transfer Station, located at 8491 Fruitridge Road.	P05-060	Hearing
5. East Sacramento Metro PCS Monopole, located at 5300 Elvas Avenue	P05-099	Hearing
6. Appeal of Florin Road Subdivision Approval, located at 2730 Florin Road	Z05-186	Hearing
7. University Village Mixed Use, located at 2244 Fair Oaks Blvd	P05-143	Consent
8. Santa Ana Estates TM, located at south side of Santa Ana east of Sully Street	P05-071	Consent
9. Gutierrez Estates, located at 135 Ford Road	P05-080	Consent
10. Sotillo Park Estates, located at 5221 64 th Street	P05-104	Consent
11. Metro PCS Tower Extension, located at 1415 47th Avenue	P05-148	Continued to May 11, 2006
12. The Lap Lee Apartment, located at 3255 & 3241 W Street	P05-149	Hearing
13. Fowler Avenue Subdivision, located at South side of Fowler Avenue, east of Stockton Boulevard	P05-178	Continued to April 27, 2006
14. Creekside Parcel 3 located at Northeast corner of North Park Drive and Kankakee Drive	P05-182	Consent
15. R Street Mixed Use, located at 1409 R Street	P05-204	Consent
16. Selma Street Variance, located south of Del Paso Blvd, north of El Camino Ave	P05-211	Consent
17. Northgate Master Plan, located between Rosin Court and Garden Highway	M03-191	Hearing
18. Report Back to Commission		
19. Citizens Addressing the Planning Commission		
20. Committee Reports By The Planning Commissioners		
21. Questions and Ideas of the Planning Commission		
22. Adjournment		

AGENDA ITEM		FILE	STAFF RECOMMENDATION
1.	Roll Call		
2.	Synopsis of February 23, 2006 Planning Commission Meeting	Consent	David Kwong, 808-2691
<u>OLD BUSINESS</u>			
3.	<p>Somerset Subdivision, located at 5102 & 5104 Ehrhardt Avenue</p> <p>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. The project will also incorporate the construction of a traffic circle on Ehrhardt Avenue, at the project's entrance. (APN 117-0132-001 & -004) District 7.</p> <p>ENTITLEMENTS: 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 an Alternative Ownership Housing Type within the Multi-Family (R-2B) zone; I. Special Permit to allow the subdivision to be gated; and J. Variance to allow the construction of non-standard private roadways.</p> <p style="text-align: right;">Continued from January 26, 2006</p>	P04-256 Hearing	<p>Heather Forest, Assistant Planner, .808-5008</p> <p>A, B, G, H, J, Adopt Notice of Decision and Findings of Fact for Approval</p> <p>I Adopt Notice of Decisions and Findings of Fact for Denial</p> <p>C, D, E, F Recommend Approval and Forward to City Council</p>
4.	<p>Sacramento Recycling and Transfer Station, located at 8491 Fruitridge Road.</p> <p>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> <p style="text-align: right;">Continued from March 9, 2006</p>	P05-060 Hearing	<p>Kimberly Kaufmann-Brisby 808-5590</p> <p>A-C, Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
5.	<p>East Sacramento Metro PCS Monopole, located at 5300 Elvas Avenue Entitlements to construct a 60 foot high stealth "tree" monopole 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. Council District 3.</p> <p>A. Environmental Determination: Exempt 15303; B. Special Permit to construct a 60 foot high stealth "tree" monopole with 3 panel antennas and equipment lease area for a cellular facility on .38+/- gross acres in the General Commercial (C-2) zone. Continued from January 12, 2006</p>	P05-099 Hearing	Sally Shore, Assistant Planner 808-8001 A,B Adopt Notice of Decision and Findings of Fact for Approval
6.	<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; 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. C. Appeal of the Zoning Administrator Special Permit Approval to allow required parking to be located off-site. Continued from December 8, 2005</p>	Z05-186 Hearing	Sandra Yope, 808-7158 A-C Adopt Notice of Decision and Findings of Fact for Denial of Appeal
NEW BUSINESS			
7.	<p>University Village Mixed Use, located at 2244 Fair Oaks Blvd Entitlements to construct a 6-story, 78-foot tall mixed-use building, consisting of 3,876 square feet of retail, and 55,152 square feet of residential space including 30 condominium units, and a total of 138 parking spaces, for a total building area of 111, 860 square feet in the Campus Commons PUD, Shopping Center (SC-PUD) zone.</p> <p>A. Environmental Determination: Exempt 15332; B. Tentative Map to designate one parcel for condominium purposes; C. Special Permit for 30 condominium units in the Shopping Center (SC-PUD) zone; D. Plan Review for a 111,860 square foot mixed use development in the Shopping Center (SC-PUD) zone; E. Variance to exceed the maximum allowed height of 35 feet to 78 feet for a mixed-use building.</p>	P05-143 Consent	Lindsey Alagozian, Associate Planner 808-2659 A-E Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>8. Santa Ana Estates TM, located at south side of Santa Ana (330' from road) and 330' east of Sully Street Entitlements to subdivide one (1) lot into six (6) lots on 1.5 ± acres in the Standard Single Family (R-1) zone.</p> <p>A. Environmental Determination: Exempt, Section 15332; B. Tentative Subdivision Map to subdivide 1.5 ± acres into six (6) single family lots. C. Subdivision Modification to create an interior lot over 160 feet deep. D. Variance to allow yards with less than 20 feet front setback.</p>	P05-071 Consent	Jamie Cutlip, Junior Planner 808-8684 A-D Adopt Notice of Decision and Findings of Fact for Approval
<p>9. Gutierrez Estates, located at 135 Ford Road Entitlements to subdivide 1.0+/- undeveloped acres into five lots in the Standard Single Family (R-1) zone. APN: 250-0172-013.</p> <p>A. Environmental Determination: Exempt 15322 B. Tentative Map to subdivide one parcel into five parcels in the R-1 zone.</p>	P05-080 Consent	Mark Kraft, Associate Planner 808- 8116 A-B Adopt Notice of Decision and Findings of Fact for Approval
<p>10. Sotillo Park Estates, located at 5221 64th Street Entitlements to construct ten (10) single family residences on 1.5± acres within the Single Family Residential (R-1A) zone, located at 5221 64th Street. (D6) APN:023-0163-019</p> <p>A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan C. Rezone of 1.5± acres of Standard Single Family Residential (R-1) to 1.5± acres of Single Family Residential (R-1A); D. Tentative Map to subdivide 1.5± acres into ten (10) single family residential lots in the proposed Single Family Residential (R-1A) zone; and E. Special Permit to construct ten single family residences within the Single Family Residential (R-1A) zone.</p>	P05-104 Consent	Antonio Ablog, Associate Planner 808-7702 A, B, D, E Adopt Notice of Decision and Findings of Fact for Approval C, Recommend Approval and Forward to City Council
<p>11. 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)</p> <p>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 Continued	Greg Sandlund, Junior Planner 808-8931 Continued by applicant to May 11, 2006
<p>12. The Lap Lee Apartment, located at 3255 & 3241 W Street Applicant appeal of the Planning Director's decision of denial of the Lap Lee Apartment Plan Review.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15061[b][4]); B. Applicant appeal of Planning Director's Review to construct a 4,698 square foot, seven unit apartment house on 0.14 acres in the R-4 multifamily zone. c</p>	P05-149 Hearing	Greg Sandlund, Junior Planner 808-8931 A-B, Adopt Notice of Decision and Findings of Fact for Denial of Appeal

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
15.	<p>R Street Mixed Use, located at 1409 R Street Entitlements to change an existing nonconforming use and structure to a nonconforming mixed use project containing 12,245 square feet of ground floor retail space and six residential units with 13 parking spaces on 0.43± acres in the Residential Mixed Use R Street Corridor Special Planning District (RMX-SPD) zone. District 4. APN 006-0287-017 and 006-0287-015.</p> <p>A. Environmental Determination: Exempt 15331; B. Special Permit to change from one nonconforming use (100% retail) to another nonconforming use (56% retail and 44% residential) in the Residential Mixed Use R Street Corridor Special Planning District (RMX-SPD) zone; C. Special Permit to reduce the required number of parking spaces in the Residential Mixed Use R Street Corridor Special Planning District (RMX-SPD) zone; D. Variance to reduce the required maneuverability for 13 parking spaces in the Residential Mixed Use R Street Corridor Special Planning District (RMX-SPD) zone; E. Variance to waive the private and common open space areas required within the R Street Corridor Special Planning District.</p>	P05-204 Consent	Sally Shore, Assistant Planner 808-8001 A-E Adopt Notice of Decision and Findings of Fact for Approval
16.	<p>Selma Street Variance, located south of Del Paso Blvd, north of El Camino Ave Entitlements to allow the development of one single-family residence on 8,712 square feet in the Standard Single-Family (R-1) zone in the North Sacramento Community Plan Area.</p> <p>A. Environmental Determination: Exempt (CEQA Class 15303 & 15332) B. Variance for development of a land locked parcel with access by private road.</p>	P05-211 Consent	Jamie Cutlip, Junior Planner 808- 8684 A-B Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>17. Northgate Boulevard Master Plan, located between Rosin Court and Garden Highway The goals of the Master Plan are to provide the framework for a pedestrian friendly street environment, to improve pedestrian and bicycle safety, encourage walking options, identify land use changes that would encourage residential and commercial development, enhance the overall image of the area, to encourage re-investment along the existing corridor, provide additional opportunities for housing, and to beautify and modernize the boulevard to better serve the surrounding neighborhoods. D-1.</p> <p>A. ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration; B. MITIGATION REPORTING PLAN; C. GENERAL PLAN MAP AMENDMENT to re-designate 8.85± acres from Low Density Residential to Special Planning District; D. SOUTH NATOMAS COMMUNITY PLAN AMENDMENT to include a Residential Mixed Use designation; E. SOUTH NATOMAS COMMUNITY PLAN TEXT AMENDMENT to include policies supporting residential mixed use; F. SOUTH NATOMAS COMMUNITY PLAN TEXT AMENDMENT to expand the boundaries of the Northgate Boulevard Special Planning District by 8.85± acres; G. SOUTH NATOMAS COMMUNITY PLAN MAP AMENDMENT to re-designate 8.85± acres from Low Density Residential to Northgate Boulevard Special Planning District; H. ZONING CODE TEXT AMENDMENT to amend section 17.100 of title 17 of the Sacramento City Code pertaining to the regulation of certain land uses within the Northgate Boulevard Special Planning District; I. ZONING CODE TEXT AMENDMENT to amend section 17.100 of title 17 of the Sacramento City Code to expand the boundaries of the Northgate Boulevard Special Planning District by 8.85± acres J. REZONE of 19.69± acres: from General Commercial Special Planning District (C-2-SPD) to Residential Mixed Use Special Planning District (RMX-SPD), from Standard Single-Family (R-1) to Residential Mixed Use Special Planning District (RMX-SPD), from General Commercial American River Parkway Corridor Overlay Special Planning District (C-2-PC-SPD) to Residential Mixed Use American River Parkway Corridor Overlay Special Planning District (RMX-PC-SPD), and from Office Building - Plan Review (OB-R) to Residential Mixed Use Special Planning District (RMX-SPD). K. ACCEPT THE NORTHGATE BOULEVARD MASTER PLAN;</p>	<p>M03-191 Hearing</p>	<p>Susanne Cook, Associate Planner 808-5375</p> <p>A-K Recommend Approval and Forward to City Council</p>
MISCELLANEOUS		
18.	Report Back to Commission	
19.	Citizens Addressing the Planning Commission	
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