



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 27, 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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SUMMARY OF AGENDA CONTENTS
April 27, 2006

AGENDA ITEM	FILE	STAFF RECOMMENDATION
1. Roll		
2. Synopsis of April 13, 2006 Planning Commission Meeting		Consent
3. Medical Office Building and Parking Garage, located at Alhambra Corridor Special Planning District	P05-122	Review and Comment
4. Evangel Baptist Church, located at 528 Tenaya Ave	P05-131	Consent
5. Fowler Avenue Subdivision, located at south side of Fowler Avenue, east of Stockton Blvd (Con't from April 13, 2006)	P05-178	Consent
6. Downar Way Warehouse, located at 2320 Downar Way	P05-193	Consent
7. R Street Mixed Use, located at 1409 R Street (Con't from April 13, 2006)	P05-204	Consent
8. The Wilkinson Street Residence, located at 5901 Wilkinson Street	P06-022	Consent
9. A Family Affair, located at 7395 Greenhaven Drive-	P06-026	Consent
10. Ultimate Fitness, located at 1701 I Street	P06-055	Continued to May 11, 2006
11. Appeal of the reconstruction and expansion of a Single Family Residence at 3341 20 th Avenue	Z05-297 DR05-364	Hearing
12. Report Back to Commission		
13. Citizens Addressing the Planning Commission		
14. Committee Reports By The Planning Commissioners		
15. Questions and Ideas of the Planning Commission		
16. Adjournment		

AGENDA ITEM		FILE	STAFF RECOMMENDATION
1.	Roll Call		
2.	Synopsis of April 13, 2006 Planning Commission Meeting	Consent	David Kwong, 808-2691
OLD BUSINESS			
	None		
NEW BUSINESS			
3.	<p>Medical Office Building and Parking Garage, located at Alhambra Corridor Special Planning District. Review and comment only for the construction of a new 122,409± sf medical office building and 130,398± sf parking garage on .59± acres in the General Commercial (C-2 SPD) Alhambra Corridor Special Planning District.</p>	P05-122 Review	Evan Compton Assistant Planner, 808-5260 Review and Comment
4.	<p>Evangel Baptist Church, located at 528 Tenaya Ave. A request to build a 3,200 sq. ft. church on a vacant 0.61± acre lot in the General Commercial (C-2-SPD) Northgate Boulevard Special Planning District.</p> <p>A. Categorical Exemption per CEQA Section 15332 (Infill Development Projects); and B. Special Permit to allow the construction of a 3,200 sq. ft. church on a vacant 0.61± acre lot in the General Commercial (C-2-SPD) Northgate Boulevard Special Planning District.</p>	P05-131 Consent	Steve Kowalski Assistant Planner, 808-4752 A-B Adopt Notice of Decision and Findings of Fact for Approval
5.	<p>Fowler Avenue Subdivision, located at South side of Fowler Avenue, east of Stockton Boulevard. A request to develop 25 detached single-family alternative style dwelling units on ±2.17 vacant acres in the Multi-family Review (R-2A-R) zone. APN: 040-0032-018 (D6);</p> <p>A. Environmental Determination: Categorically Exempt; B. Tentative Map to subdivide a vacant ±2.17 acre parcel into 25 alternative style single-family lots in the Multi-family Review (R-2A-R) zone; C. Special Permit to develop 25 alternative style (zero lot line) single-family residences in the Multi-family Review (R-2A-R) zone.</p> <p>Continued from April 13, 2006</p>	P05-178 Consent	Kimberly Kaufmann-Brisby Associate Planner 808-5590 A-C Adopt Notice of Decision and Findings of Fact for Approval
6.	<p>Downar Way Warehouse, located at 2320 Downar Way. A request to develop two 4800 square foot warehouses in the Light Industrial (M-1) zone. APN: 238-0160-008 (D2)</p> <p>A. Categorical Exemption per CEQA Section 15332; and B. Special Permit to for non-residential development in the McClellan Heights/Parker Homes Plan Area. allow an adult non-residential care facility in an existing building in the General Commercial Greenhaven Executive PUD (C-2-PUD) zone.</p>	P05-193 Consent	Mark Kraft Associate Planner, 808-8116 A-B Adopt Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
11.	<p>Appeal of the reconstruction and expansion of a Single Family Residence at 3341 20th Avenue. APN 020-0203-020 District 5. Entitlement to reconstruct and enlarge a home on a property which contains a nonconforming use of two residential on 0.07± developed acres in the Standard Single Family (R-1) zone.</p> <p>A. Appeal of a Design Review and Preservation Board Decision: Design Review and Preservation Board denial of a 3rd party appeal of a staff level approval for a new single family residence.</p> <p>B. Appeal of a Zoning Administrator's Approval of the Special Permit to expand a non-conforming residential use of two dwelling units on a single family zoned parcel by demolishing the existing primary 550± square foot one-story home and building a new 1320± square foot two-story home.</p>	Z05-297 DR05-364 Hearing	Robert W. Williams Assistant Planner, 808-7686 Matthew Sites Assistant Architect, 808-7646 A-B Adopt Notice of Decision and Findings of Fact for Denial of Appeal
12.	Report Back to Commission		David Kwong, 808-2691
13.	Citizens Addressing the Planning Commission		
14.	Committee Reports By The Planning Commissioners		
15.	Questions and Ideas of the Planning Commission		
16.	Adjournment		