



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

May 25, 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

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SUMMARY OF AGENDA CONTENTS
 May 25, 2006

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Roll		
2.	Synopsis of May 11, 2006 Planning Commission Meeting		Consent
3.	Santa Ana Avenue Warehouse, located at 1241, Santa Ana Avenue	P05-031	Consent
4.	Metro PCS Monopole Ext, located at 1415, 47 th Av	P05-148	Continued to June 8, 2006
5.	Sky Park at Natomas Field, located East of East Commerce Way and south of Prosper Way	P05-173	Withdrawn by Staff
6.	Lok Parcel Map, located at 2031 P Street	P05-191	Consent
7.	Parc Pointe, located E. East Commerce & N. Club Ctr	P06-016	Continued by Applicant to June 8, 2006
8.	Capitol Mall Modification Towers, located at 301 Capitol Mall	P06-024	Consent
9.	Convert 3rd Street to Two-Way Traffic between L Street and Capitol Mall, located at 301 Capitol Mall and 3 rd Street, between L Street and Capitol Mall	M05-106	Withdrawn by Staff
10.	Del Paso Road PUD Detached Signs, located at Southeast of Del Paso Road and East Commerce Way, southwest of Del Paso Road and Truxel Road	P06-052	Consent
11.	Ultimate Fitness, located at 1701, I Street	P06-055	Consent
12.	Target Store Addition and Remodel, located at 2505 Riverside Boulevard	Z05-051/ DR05-059	Hearing
13.	Small Parks and Public Places / Parks & Recreation	M06-026	Informational
14.	Report Back to Commission		
15.	Citizens Addressing the Planning Commission		
16.	Committee Reports By The Planning Commissioners		
17.	Questions and Ideas of the Planning Commission		
18.	Adjournment		

AGENDA ITEM		FILE	STAFF RECOMMENDATION
1.	Roll Call		
2.	Synopsis of May 11, 2006 Planning Commission Meeting	Consent	David Kwong, 808-2691
OLD BUSINESS			
	None		
NEW BUSINESS			
3.	<p>Santa Ana Avenue Warehouse, located at 1241, Santa Ana Ave Entitlements to construct a 12,777 square foot warehouse on 1.0+ acres in the Light Industrial (M-1S-R) zone. District 2. APN:215-0260-031</p> <p>A. Environmental Determination: Negative Declaration B. Mitigation Monitoring Plan C. Special Permit for new construction in the M-1S-R zone.</p>	P05-031 Consent	<p>Mark Kraft Associate Planner, 808-8116</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
4.	<p>E 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> <p>Continued from May 11, 2006</p>	P05-148 Hearing	<p>Greg Sandlund Junior Planner, 808-8931</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Denial</p> <p>Continued to June 8, 2006</p>
5.	<p>Sky Park at Natomas Field, located East of East Commerce Way and south of Prosper Way Entitlements to establish a Development Agreement for Sky Park at Natomas Field, located on 14.0± gross acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. (District 1) APN: 225-0150-015 and portions of 225-0150-018 and 225-0150-036.</p> <p>A. Environmental Determination: Previously Adopted Negative Declaration; and B. Development Agreement between the City of Sacramento and Towne Development of Sacramento, Inc.</p>	P05-173 Consent	<p>David Hung Associate Planner, 808-5530</p> <p>Withdrawn by Staff</p>

6.	<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. Environment determination: Exempt B. Tentative Map to subdivide one parcel into two parcels on 0.15 ± acres. C. Subdivision Modification to allow a commercially zoned parcel to be subdivided to have a depth less than the 80 foot minimum requirement D. Variance to reduce the rear setback of an existing duplex to 1.7 feet instead of the standard 15 feet</p>	P05-191 Consent	Evan Compton Assistant Planner, 808-5260		A-D Adopt Notice of Decision and Findings of Facts for Approval
7.	<p>Parc Pointe, located E. of East Commerce & N. of Club Center Request to construct 316 alternative single family residential units (Townhome) and 96 condominium units on 26.8± undeveloped gross acres within the Natomas Creek PUD in the Multi-family (R-4-PUD) zone.</p> <p>A. Environmental Determination: Addendum to a Previously Adopted Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Map to subdivide two parcels, totaling 26.8± undeveloped gross acres into 316 alternative Single Family Residential lots, two condominium lots, and twelve common lots within the Natomas Creek PUD in the Multi-family (R-4-PUD) zone; D. Subdivision Modification to allow private alley; E. Subdivision Modification to allow non-standard paving material at the alleys; F. Special Permit to allow the development within Natomas Creek PUD for 316 town-home units, 96 condominium units, a 3,500± SqFt club house, and a 500± SqFt cabana.</p> <p>Continued from May 11, 2006</p>	P06-016 Consent	Elise Gumm Assistant Planner, 808-1927		A-F Adopt Notice of Decision and Findings of Fact for Approval Continued by Applicant to June 8, 2006

11.	<p>Ultimate Fitness, located at 1701, I Street Entitlements to convert a portion of an existing retail building into a 8,660 square foot fitness center on 0.17 acres in the General Commercial, Neighborhood Overlay (C-2-NC) zone. District 3.</p> <p>A. Environmental Determination: Exempt 15301; B. Special Permit to waive a portion of the required parking for a 8,660 square foot fitness center. C. Special Permit to locate parking spaces off-site (1814-1816 I St) for evening and weekend hours for a period of five years. D. Special Permit to locate parking spaces off-site (1700 I St) for evening and weekend hours for a period of five years.</p> <p>Continued from May 11, 2006</p>	P06-055 Consent	Lindsey Alagozian Associate Planner, 808-2659
12.	<p>Target Store Addition and Remodel, located at 2505 Riverside Boulevard Appeal of the Target Expansion, located at 2505 Riverside Boulevard. Entitlements to construct 42,770± square feet to an existing 113,694 square foot discount store including a 32,668± warehouse / loading dock addition, 3,348 square feet of additional retail space, and a 6,754 square foot garden center on 8.6± developed acres in the General Commercial (C-2) zone.</p> <p>A. Environmental Determination: Exempt, per CEQA Section 15301; B. Appeal of the Zoning Administrator Special Permit Major Modification Approval to construct a remodel and addition to an existing 113,694 square foot discount store on 8.6± developed acres in the General Commercial (C-2) zone. C. Appeal of a Design Review / Preservation Board Approval of a remodel and addition at an existing Target store. D. Special Permit to waive twenty (20) parking spaces for a 42,770± square foot addition to an existing discount store.</p> <p>Continued from May 11, 2006</p>	Z05-051/ DR05-059 Hearing	Lindsey Alagozian Associate Planner, 808-2659
13.	<p>Small Parks and Public Places Informational workshop on small parks and public places, presented by the Parks & Recreation Dept.</p>	M06-026 Information	Helen Selph Assistant Planner, 808-7852
14.	Report Back to Commission		David Kwong, 808-2691
15.	Citizens Addressing the Planning Commission		
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