



# CITY OF SACRAMENTO PLANNING COMMISSION

## ●●●SYNOPSIS●●●

City Planning Commission met *Thursday* at 5:30 p.m.  
915 I Street, Historic City Hall – 2<sup>nd</sup> Floor, Hearing Room

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March 9, 2006

Meeting Coordinator: David Kwong, 808-2691

## NOTICE TO THE PUBLIC

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 10<sup>th</sup> day falls on a Sunday or holiday, the appeal may be filed on the following business day.

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### PLANNING COMMISSIONERS

D.E. "RED" BANES, CHAIR	JOHN VALENCIA
JOSEPH YEE, VICE-CHAIR	BARRY WASSERMAN
VACANCY	DARREL WOO
JOHN BOYD	THERESA TAYLOR-CARROLL
MICHAEL NOTESTINE	

AGENDA ITEM		FILE	STAFF RECOMMENDATION
1.	Roll Call		All Present (exception of one vacancy)
2.	Synopsis of February 23, 2006 Planning Commission Meeting	Consent	David Kwong, 808-2691 Approved
<b>OLD BUSINESS</b>			
3.	<p><b>Appeal of the Target Expansion located at 2505 Riverside Boulevard.</b> APN: 009-0291-020; District 4.</p> <p><b>A. Environmental Determination:</b> Exempt, per Section 15301</p> <p><b>B. Appeal of a Design Review / Preservation Board Approval</b> of a remodel and addition at an existing Target store.</p> <p><b>C. Appeal of a Zoning Administrator's Approval</b> 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;"><b>Continued from January 12, 2006</b></p>	DR05-059 & Z05-051 Continued	<p>Luis Sanchez, AIA, Design Review Director, 808-5957 Lindsey Alagozian, 808-2659</p> <p>Moved: Woo Seconded: Notestine motion carried to May 11, 2006</p>
4.	<p><b>Appeal of Florin Road Subdivision Approval, located at 2730 Florin Road</b> 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><b>A. Environmental Determination:</b> Exempt, per CEQA Section 15332 and 15315;</p> <p><b>B. Appeal of the Zoning Administrator Tentative Map Approval</b> to subdivide one parcel into two parcels totaling 2.29 partially developed acres in the General Commercial-Review (C-2R) zone.</p> <p><b>C. Appeal of the Zoning Administrator Special Permit Approval</b> to allow required parking to be located off-site.</p> <p style="text-align: center;"><b>Continued from February 9, 2006</b></p>	Z05-186 Hearing Continued	<p>Sandra Yope, 808-7158</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Denial of Appeal</p> <p>Moved: Woo Seconded: Notestine motion carried to April 13, 2006</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>5. <b>EAST SAC - METRO PCS MONOPOLE located at 5300 Elvas Avenue.</b>                      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.  <b>A. Environmental Determination:</b> Exempt 15303;  <b>B. Special Permit</b> 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>	<p>P05-099 Continued</p>	<p>Sally Shore, 808-8001</p> <p>Moved: Woo                      Seconded: Notestine motion carried to April 13, 2006.</p>
<p>6. <b>JMA/Laing Condominiums, located between Macon Dr. &amp; Picasso Circle.</b>                      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.  <b>A. Environmental Determination:</b> Addendum to a previously Adopted Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Tentative Map:</b> to subdivide one existing parcel into one condominium lot;  <b>D. PUD Special Permit:</b> 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>	<p>P05-164 Consent</p>	<p>Jamie Cutlip, 808-8684</p> <p>Moved: Wasserman                      Seconded: Notestine motion carried on consent.</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p>
<b>NEW BUSINESS</b>		
<p>7. <b>Dias Park Subdivision, located at 6122 Dias Avenue.</b>                      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  <b>A. Environmental Determination:</b> Exempt;  <b>B. Tentative Map</b> to subdivide 1.37± acres into eight single family residential lots;  <b>C. Special Permit</b> to construct a single-family residence upon each lot</p>	<p>P04-243 <del>Consent</del> Hearing</p>	<p>Antonio Ablog, 808-7702</p> <p>Moved: Wasserman                      Seconded: Notestine                      (Abstained Taylor-Carroll) motion carried on approval.</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p><b>Sacramento Recycling and Transfer Station, located at 8491 Fruitridge Road.</b>  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);  <b>A. Environmental Determination:</b> Mitigated Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Special Permit</b> 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  Moved: Woo Seconded: Notestine motion carried to April 13, 2006.
9.	<p><b>30<sup>th</sup> &amp; I Street Condominiums, located at 3019 &amp; 3021 I Street.</b>  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.  <b>A. Environmental Determination:</b> Mitigated Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Tentative Subdivision Map</b> to subdivide .29 ± net acres into one condominium lot.  <b>D. Special Permit</b> to develop eight (8) condominium units within the RO-SPD zone.</p>	P05-126 Consent	Sally Shore, 808-8001  Moved: Wasserman Seconded: Notestine motion carried on consent.  A-D Adopted Notice of Decision and Findings of Fact for Approval
10.	<p><b>Twin Oaks Estates TM, located south of South Avenue, west of Norwood Avenue.</b>  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  <b>A. Environmental Determination:</b> Mitigated Negative Declaration  <b>B. Mitigated Monitoring Plan;</b>  <b>C. Rezone</b> of 3.4 ± net acres from the Single Family (R-1) zone to the Single Family Alternative (R-1A) zone;  <b>D. Tentative Map</b> to subdivide four parcels into 27 parcels on 3.4 ± net acres.  <b>E. Special Permit</b> 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  Moved: Wasserman Seconded: Notestine motion carried on consent.  A-B, D-E Adopted Notice of Decision and Findings of Fact for Approval  C Recommend Approval and Forwarded to City Council

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<p>11. <b>Del Paso Retail Development, located at 2456 Rio Linda Blvd.</b>  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.  <b>A. Environmental Determination:</b> Categorical Exemption [CEQA Section 15332];  <b>B. Special Permit</b> 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.  <b>C. Special Permit</b> 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.  <b>D. Variance</b> 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>	<p>P05-147  Consent</p>	<p>Steve Kowalski, 808-4752</p> <p>Moved: Wasserman  Seconded: Notestine motion carried on consent.</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p>
<p>12. <b>211 - 215 Lathrop Way TM, located at 211- 215 Lathrop Way.</b>  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 &amp; 015.  <b>A. Environmental Determination:</b> Exempted (CEQA, Section 15301 (k));  <b>B. Tentative Map</b> to subdivide two parcels into five parcels on 8.5± developed acres in the Light Industrial American Parkway Corridor (M-1-PC) zone</p>	<p>P05-181  Consent</p>	<p>Elise Gumm, 808-1927</p> <p>Moved: Wasserman  Seconded: Notestine motion carried on consent.</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
<p>13. <b>New Planning Commission Staff Report Format, Citywide.</b>  Review and comment on proposed new Planning Commission staff report format.</p>	<p>M06-008</p>	<p>Tom Pace, 808-6848</p> <p>Review and Comment</p>
<p>14. <b>Citizens Addressing the Planning Commission</b></p>		<p>Raj Narayand – Concerns about traffic flows related to fuel conservation and to increase pedestrian traffic.</p>
<p>15. <b>Committee Reports By The Planning Commissioners</b></p>		<p>Commissioner Woo advised that General Plan Advisory Committee will be meeting Monday March 13, 2006 This meeting will be the start of several reviews and comment sessions with GPAC, outreach groups, and citizens.</p>

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16.	Questions and Ideas of the Planning Commission		Commissioner Yee asked David Kwong about the outcome of City Council Public Hearing (02.28.06 Item 5) regarding project Z05-068. Kwong advised that council was able to facilitate an agreement between the developer and concerned citizens. Additionally the council will request further traffic analysis of the area.
17.	Adjournment		6:21 p.m.