



CITY OF SACRAMENTO PLANNING COMMISSION

●●●SYNOPSIS●●●

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

January 12, 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 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

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PLANNING COMMISSIONERS

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

January 12, 2006

AGENDA ITEM		FILE	STAFF RECOMMENDATION
1.	Roll Call		All Commissioners Presented (exception of one vacancy)
2.	Synopsis of December 8, 2005 Planning Commission Meeting	Consent	David Kwong, 808-2691 Approved
OLD BUSINESS			
3.	<p>Appeal of the Target Expansion located at 2505 Riverside Boulevard. APN: 009-0291-020; District 4.</p> <p>A. Environmental Determination: Exempt, per Section 15301</p> <p>B. Appeal of a Design Review / Preservation Board Approval of a remodel and addition at an existing Target store.</p> <p>C. Appeal of a Zoning Administrator's Approval 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;">Continued from December 8, 2005</p>	DR05-059 & Z05-051 Continued	Luis Sanchez, AIA, Design Review Director, 808-5957 Lindsey Alagozian, 808-2659 Moved: Valencia, Seconded: Banes, motion carried to continue to March 9, 2006.
4.	<p>Paranjpe Rimmer Avenue located at 447 Rimmer Avenues (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);</p> <p>B. Rezone 0.5± acre from Standard Single-Family (R-1) zone to Single-Family Alternative (R-1A) zone;</p> <p>C. Tentative Map to subdivide a 0.5± acre vacant parcel into six parcels in the Single-Family Alternative (R-1A) zone;</p> <p>D. Special Permit to develop single-family dwellings on five parcels in the Single-Family Alternative (R-1A) zone;</p> <p>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: center;">Continued from December 8, 2005</p>	P04-103 Hearing Continued	David Hung, 808-5530 Moved: Valencia, Seconded: Banes, motion carried to continue to January 26, 2006.

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p>Raley Boulevard Trucking Facility, located at 4645 Raley Boulevard. Entitlements to convert existing buildings into a trucking facility in the M-1S-R zone. The project will utilize the two buildings on the site (1,484 GSF.) for office space with the remainder of the lot for parking, landscaping and storage yard (D2) APN 237-0060-023. A. Environmental Determination: Exempt per CEQA 15322 B. Plan Review to convert existing buildings into a trucking facility C. Variance to reduce the required landscaped setback from 25 feet to 0 feet. D. Variance to waive the required masonry wall E. Variance to waive paving requirements for a portion of the site.</p> <p style="text-align: center;">Continued from October 27, 2005</p>	P04-224 Continued	Mark Kraft, 808-8116 Moved: Valencia, Seconded: Banes, motion carried to continue to January 26, 2006.
6.	<p>Morrison Creek Tentative Map located at Morrison Creek Drive, East of Florin Rd. Entitlements to subdivide a 2.38± acre parcel into seven parcels in the Heavy Industrial Special (M-2S) zone. APN: 064-0020-068 (D6); A. Environmental Determination: Categorically Exempt CEQA Section 15332; B. Tentative Map to subdivide a vacant ±2.38 parcel into seven parcels, one of which is the common area for the remaining six parcels, in the Heavy Industrial Special (M-2S) zone.</p> <p style="text-align: center;">Continued from November 10, 2005</p>	P04-253 Consent Continued	Kimberly Kaufmann-Brisby, 808-5590 Moved: Valencia, Seconded: Banes, motion carried to continue to January 26, 2006.
7.	<p>Laguna Place Apartments located at 7400 Shasta Avenue. Entitlements to construct a 120 unit apartment complex in the Multi-family (R-2B) zone within the Jacinto Creek Planning Area (JCPA). APN: 117-0202-038; (D8); A. Environmental Determination: Addendum to an Environmental Impact Report (EIR); B. Mitigation Monitoring Plan; C. Inclusionary Housing Plan; D. Plan Review of a 120 unit apartment complex in the Multi-family (R-2B) zone within the Jacinto Creek Planning Area (JCPA).</p> <p style="text-align: center;">Continued from December 8, 2005</p>	P05-054 Continued	Kimberly Kaufmann-Brisby, 808-5590 Moved: Valencia, Seconded: Banes, motion carried to continue to January 26, 2006.

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p>St. Anton Building located at 2110 L Street. Entitlements to convert a mixed-use project that is currently under construction from a 65-unit apartment complex with 5,570 square feet of ground floor retail space into 65 condominiums and a 5,670 square foot restaurant on 0.6± acres in the Multi Family (R-5) zone. APN: 007-0151-023, Council District 3.</p> <p>A. Environmental Determination: Exempt 15301;</p> <p>B. Tentative Map to designate one parcel for condominium purposes;</p> <p>C. Special Permit to allow required parking spaces to be located offsite with valet services for a 113-seat restaurant in the Multi Family (R-5) zone.</p> <p style="text-align: right;">Continued from December 8, 2005</p>	P05-158 Consent	<p>Lindsey Alagozian, 808-2659</p> <p>Moved: Banes, Seconded: Wasserman, motion carried on consent</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
NEW BUSINESS			
9.	<p>Strawberry Creek Centre located on the southeast corner at the intersection of Bruceville Road and Timberlake Way with one parcel approximately 850' east of the Bruceville intersection on the east side of Timberlake Way.</p> <p>Entitlements to subdivide a ±22.3 acre site then develop ±9.7 acres with a ±77,725 square foot retail center in the Shopping Center Planned Unit Development (SC PUD) zone within the Strawberry Creek Centre PUD. APNs 117-0184-011, 012, 013 and 014; (District 8).</p> <p>A. Environmental Determination: Environmental Impact Report;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Strawberry Creek Centre PUD Schematic Plan Amendment to modify the number of buildings, building areas, locations and uses;</p> <p>D. Strawberry Creek Centre PUD Guidelines Amendment to reduce required building and landscape setbacks in the Shopping Center (SC) zone within the PUD;</p> <p>E. Tentative Map to subdivide four parcels totaling 22.3± acres into seven (7) parcels in the Shopping Center Planned Unit Development (SC PUD) zone within the Strawberry Creek Centre PUD;</p> <p>F. Special Permit to construct a quick service restaurant drive-through facility on parcel 6 in the Shopping Center Planned Unit Development (SC PUD) zone;</p> <p>G. Plan Review to develop and construct ±77,725 square feet of retail uses on ±9.7 vacant acres in the Shopping Center Planned Unit Development (SC PUD) zone.</p>	P04-143 Continued	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>Moved: Valencia, Seconded: Banes, motion carried to continue to January 26, 2006.</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
10.	<p>Sheldon 20 Rezone and Tentative Map located at northeast corner at the intersection of Sheldon and Lewis Stein Roads. Entitlements to develop a ±20.2 acre site in the Rural Estates-One Residential Unit per Four Acres (RE ¼) zone of the Jacinto Creek Planning Area (JCPA) within the South Sacramento Community Plan area. APN: 117-0220-001, District 8.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Inclusionary Housing Plan;</p> <p>D. Community Plan Amendment to redesignate ±20.2 acres consisting of ±4.1 acres of Parks/Open Space, ±11 acres of Residential 4-8 du/na and ±5.1 acres of Residential 7-15 du/na to ±1.8 acres of Parks/Open Space and ±18.4 acres of Residential 7-15 du/na;</p> <p>E. Rezone of ±20.2± acres from the Rural Estates One Residential Unit per Four Acres (RE 1/4) to the Single-family Alternative (R-1A) zone;</p> <p>F. Tentative Map to subdivide one parcel totaling ±20.2 acres into 89 single-family lots and five (5) landscape or water quality detention basin lot(s) in the Single-family Alternative (R-1A) zone;</p> <p>G. Special Permit to develop single-family homes in the Single-family Alternative (R-1A) zone of the Jacinto Creek Planning Area (JCPA);</p> <p>H. Subdivision Modification to create roadways which deviate from City roadway standards.</p>	<p>P04-219 Consent Continued</p>	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>Moved: Valencia, Seconded: Banes, motion carried to continue to January 26, 2006.</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
11.	<p>Cameron 5 located at Northeast of the intersection of Sheldon Road and Bruceville Road. Entitlements to construct twenty-two (22) single family residences, and four (4) half-plex residences on 5.0+ acres within the Single Family Alternative (R-1A) zone; APN: 117-0212-045; (D8)</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. General Plan Amendment to re-designate 5.0+ acres from Parks/Open Space to Low Density Residential (4-15 dwelling Units per net acre(du/na)); D. Community Plan Amendment to re-designate 5.0+ acres from Parks/Open Space to Residential 4-8 du/na; E. Rezone 5.0+ acres from the Rural Estates (RE ¼) zone to the Single Family Alternative (R-1A) zone; F. Tentative Map to subdivide 5.0+ acres into twenty-two (22) single family lots, four (4) half-plex lots, one (1) landscape lot, one (1) drainage lot, and one (1) pedestrian connection lot in the Single Family Alternative (R-1A) zone; G. Special Permit to construct twenty-two single family residences and four half-plex residences within the Single Family Alternative (R-1A) zone; H. Inclusionary Housing Plan</p>	P05-052 Consent	Ellen Marshall, 808-5851 Moved: Banes, Seconded: Wasserman, motion carried on consent A-B, F-H Adopted Notice of Decision and Findings of Fact for Approval C-E Recommend Approval and Forwarded to City Council
12.	<p>EAST SAC - METRO PCS MONOPOLE located at 5300 Elvas Avenue. 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. A. Environmental Determination: Exempt 15303; B. Special Permit 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>	P05-099 Consent Continued	Sally Shore, 808-8001 First Motion Moved: Valencia, Seconded: Yee to deny; Substitute Motion Moved: Banes, Seconded: Woo, [7:0, 1 absention (Valencia)] to continue to February 9, 2006 for additional information.
13.	<p>Medical Office and Parking Garage located on the SE corner of 30th and Q Street and on the NW corner of Alhambra and R Street. APNs: 007-0352-011 and 007-0352-013 Review and Comment on the construction of a new 122,409± sf medical office building and parking garage on .59± acres in the General Commercial (C-2 SPD) Alhambra Corridor Special Planning District.</p>	P05-122	Evan Compton, 808-5260 Reviewed & Commented

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
14.	<p>Henley Condominiums located at 2031 S Street. Entitlements for a one lot subdivision with four residential units and ground floor retail on .14 ± acres in the Residential Mixed Use, R Street Corridor Special Planning District (RMX-SPD) zone; (APN: 010-0025-006) District 4. A. Environmental Determination: Exempt 15332; B. Tentative Subdivision Map to subdivide .14 ± acres into one condominium lot. C. Special Permit to develop four (4) condominium units within the RMX-SPD zone.</p>	P05-141 Consent	Sally Shore, 808-8001 Moved: Banes, Seconded: Wasserman, motion carried on consent A-C Adopted Notice of Decision and Finding of Facts for Approval
15.	<p>Beverages & more! located at 3678 North Freeway Blvd. Entitlements to allow alcoholic beverage sales and occasional beer and wine tastings to be held at a 10,000 sq. ft. tenant space in the Shopping Center Planned Unit Development (SC-PUD) Zone, in the Promenade at Natomas PUD. (District 1) APN: 225-0160-086. A. Environmental Determination: Categorical Exemption [CEQA Section 15061(b)(3)]; B. Special Permit to allow the sale of alcoholic beverages for off-site consumption from a 10,000 sq. ft. retail liquor store in the Shopping Center Planned Unit Development (SC-PUD) Zone. C. Special Permit to allow beer and wine tastings to be held at a retail liquor store in the Shopping Center Planned Unit Development (SC-PUD) Zone.</p>	P05-166 Consent Continued	Steve Kowalski, 808-4752 Moved: Valencia, Seconded: Banes, motion carried to continue to January 26, 2006.
16.	<p>Citizens Addressing the Planning Commission</p>	None	
17.	<p>Committee Reports By The Planning Commissioners</p>	None	
18.	<p>Questions and Ideas of the Planning Commission</p>		1. Red Banes informed Commission on her work with Sac Heritage Inc, Revolving Fund project is ready to go to City Council for approval. 2. David Kwong introduced Mae Saetern, clerical staff to Commission as acting Secretary of Planning Commission. 3. David Kwong reminded Commissioners of upcoming presentation on the Development Services Department's reorganization and Matrix will be given during the Special PC Meeting on January 19, 2006.
19.	<p>Adjourned</p>	7:28 p.m.	

