



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

February 23, 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

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

February 23, 2006

AGENDA ITEM		FILE	STAFF RECOMMENDATION
1.	Roll Call		All Present (exception of one vacancy)
2.	Synopsis of February 9, 2006 Planning Commission Meeting	Consent	David Kwong, 808-2691 Approved
OLD BUSINESS			
3.	<p>Paranjpe Rimmer Avenue, located at 447 Rimmer Avenue (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: right;">Continued from January 26, 2006</p>	P04-103 Continued	David Hung, 808-5530 Moved: Taylor-Carroll, Seconded: Wasserman motion carried to continue to March 23, 2006.

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>Somerset Subdivision, located at 5102 & 5104 Erhardt Avenue. 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, in the Agriculture (A) and Multi Family (R-2B) zones. APN: 117-0132-001 & -004 (D7)</p> <p>A. Environmental Determination: 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 Single Family Alternative (R-1A); F. Tentative Subdivision Map to subdivide three parcels totaling 13.83± acres into 169 single-family residential lots in the Single Family Alternative (R-1A) zone; G. Special Permit to construct 169 single family homes within the Single Family Alternative (R-1A) zone; H. Special Permit to allow the subdivision to be gated; I. Variance to allow the construction of non-standard private roadways; J. Inclusionary Housing Plan</p> <p style="text-align: right;">Continued from January 26, 2006</p>	<p>P04-256 Withdrawn</p>	<p>Heather Forrest, 808-5008</p> <p>Withdrawn from Agenda, to be re-noticed.</p>
5.	<p>Patterson Subdivision, located at Marysville & Dry Creek Road. Entitlements to develop 63 single family residences on 7.1+/- net acres in the proposed Single Family Alternative (R-1A) zone.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. General Plan Amendment of 7.1+/- net acres to amend the designation from 'Heavy Commercial or Warehouse' to 'Low Density Residential 4-15du/na' D. Rezone of 7.1+/- net acres from the Light Industrial Review (M-1S-R) zone to the Single Family Alternative (R-1A) zone; E. Inclusionary Housing Plan; F. Tentative Map to subdivide two lots into 63 lots on 7.1+/- net acres in the proposed Single Family Alternative (R-1A) zone; G. Special Permit to develop 53 single family units and 10 half-plex units on 7.1+/- net acres in the proposed Single Family Alternative (R-1A) zone.</p> <p style="text-align: right;">Continued from February 9, 2006</p>	<p>P05-105 Consent</p>	<p>Michael York, 808-8239</p> <p>Moved: Valencia, Seconded: Woo motion carried on consent.</p> <p>A-B, E-G Adopted Notice of Decision and Findings of Fact for Approval</p> <p>C-D Recommended Approval and Forwarded to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>6. Wood Subdivision, located at 100 Ford Road. Entitlements to subdivide a 110' X 300' parcel into 4 parcels, with a private driveway and turnaround and to create three lots without street frontage in the R-1zone. APN 250-0174-026 A. Environmental Determination: Exempt per CEQA 15332 B. Tentative Map to subdivide one lot into 4 lots C. Subdivision Modification to create three landlocked parcels.</p> <p style="text-align: right;">Continued from February 9, 2006</p>	<p>P05-109 Consent</p>	<p>Mark Kraft, 808-8116</p> <p>Moved: Valencia, Seconded: Woo motion carried on consent.</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
NEW BUSINESS		
<p>7. River's End Mixed Use, located Southeast of West El Camino Avenue and Gateway Oaks Drive. Entitlements to develop 14,000± square foot retail uses on 1.33± acres and 110 condominium units on 6.03± acres in the Shopping Center (SC-PUD) Planned Unit Development zone and proposed Multi-Family (R-2B-PUD) Planned Unit Development zone in the Metropolitan Center PUD in the South Natomas Community Plan Area. (D1) APN: 225-1010-013, -014, -015, -017. A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. General Plan Amendment to re-designate 7.36± acres of Regional Commercial & Offices to 1.33± acres of Community/Neighborhood Commercial & Offices and 6.03± acres of Medium Density Residential; D. Community Plan Amendment to re-designate 6.03± acres of Community Commercial and Service Commercial to 6.03± acres of Medium High Residential (11-21 du/na); E. Rezone 6.03± acres from Shopping Center (SC-PUD) Planned Unit Development zone to 6.03± acres Multi-Family (R-2B-PUD) Planned Unit Development zone; F. PUD Schematic Plan Amendment to designate residential and retail uses in the Metropolitan Center PUD; G. Tentative Map to subdivide one parcel (225-1010-017) totaling 4.23± acres into three parcels for one condominium lot and two retail lots; H. Tentative Map to merge three lots totaling 3.13± acres (225-1010-013, -014, -015) into one condominium lot; I. Special Permit to develop 14,000± square foot retail uses on 1.33± acres; and J. Special Permit to develop 110 condominium units on 6.03± acres in the proposed Multi-Family (R-2B-PUD) Planned Unit Development zone.</p>	<p>P05-124 Consent</p>	<p>David Hung, 808-5530</p> <p>Moved: Valencia, Seconded: Woo motion carried on consent.</p> <p>A-B, G-J Adopted Notice of Decision and Findings of Fact for Approval</p> <p>C-F Recommended Approval and Forwarded to City Council</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p>21st Ave Monopole, located at 6950 21st Avenue. Entitlements to construct a 65' monopole within the single family (R-1) zone. A. Environmental Determination: Exempt (CEQA Section 15303) B. Special Permit to construct a 65' monopole.</p>	P05-145 Consent Hearing	Greg Sandlund, 808-8931 Moved: Notestine, Seconded: Woo, (Abstained: Valencia) motion carried on approval with amended conditions. A-B Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
9.	<p>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) 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 Withdrawn	Greg Sandlund, 808-8931 Withdrawn from Agenda, to be re-noticed.
10.	<p>JMA/Laing Condominiums, located between Macon Dr. & Picasso Circle. 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. A. Environmental Determination: Addendum to a previously Adopted Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Map: to subdivide one existing parcel into one condominium lot; D. PUD Special Permit: 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>	P05-164 Consent Continued	Jamie Cutlip, 808-8684 Moved: Taylor-Carroll, Seconded: Wasserman motion carried to continue to March 9, 2006.

AGENDA ITEM		FILE	STAFF RECOMMENDATION
11.	<p>Zoning Code Amendment Relating to Superstores, Citywide. Proposed amendments to the Zoning Code (Title 17 of the Sacramento City Code) to add regulations relating to superstores. A. Environmental Determination: Exempt per CEQA Section 15061(b)(3) ; B. Ordinance amending Section 17.16.010, 17.24.030 A and B, and 17.24.050.81 of Title 17 of the Sacramento City Code (the Zoning Code) relating to superstores.</p>	M05-025 Hearing	Joy Patterson, 808-5607 Moved: Boyd, Seconded: Taylor-Carroll motion carried on approval and forwarded (A-B) to City Council with revised definition from city staff.
12.	Citizens Addressing the Planning Commission		None
13.	Committee Reports By The Planning Commissioners		Notestine joined a Joint Committee with DOC. Red suggested that PC start a committee to review bylaws.
14.	Questions and Ideas of the Planning Commission		Valencia requested Special PC dates, Kwong will report back with future dates from Long Range Planning.
15.	Adjournment		7:30 pm