



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

**\*\*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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AGENDA ITEM		FILE	STAFF RECOMMENDATION
1.	Roll Call		All present except Chair Banes and vacancy
2.	Synopsis of February 23, 2006 Planning Commission Meeting	Consent	David Kwong, 808-2691 Approved with one correction
<b>OLD BUSINESS</b>			
3.	<p><b>Paranjpe Rimmer Avenue, located at 447 Rimmer Avenue (APN 250-0160-021).</b>                      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><b>A. Environmental Determination:</b> Exempt (CEQA Section 15332);  <b>B. Rezone</b> 0.5± acre from Standard Single-Family (R-1) zone to Single-Family Alternative (R-1A) zone;  <b>C. Tentative Map</b> to subdivide a 0.5± acre vacant parcel into six parcels in the Single-Family Alternative (R-1A) zone;  <b>D. Special Permit</b> to develop single-family dwellings on five parcels in the Single-Family Alternative (R-1A) zone;  <b>E. Variance</b> 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;"><b>Continued from January 26, 2006</b></p>	P04-103 Withdrawn	David Hung, 808-5530  Withdrawn by applicant
<b>NEW BUSINESS</b>			
4.	<p><b>Somerset Subdivision, located at 5102 &amp; 5104 Erhardt Ave</b>                      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, at 5102 &amp; 5104 Erhardt Avenue, in the Agriculture (A) and Multi-Family (R-2B) zones. (APN 117-0132-001 &amp; -004) District 7.</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. General Plan Amendment</b> 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);  <b>D. Community Plan Amendment</b> to redesignate 5.0± acres of General Public to 5.0± acres of Residential, 11-21 du/na;  <b>E. Rezone</b> of 8.83± acres of Agriculture (A) to 8.83± acres of Multi-Family (R-2B);  <b>F. Inclusionary Housing Plan;</b>  <b>G. Tentative Subdivision Map</b> to subdivide three parcels totaling 13.83± acres into 169 single-family residential lots in the Multi-Family (R-2B) zone;  <b>H. Special Permit</b> to allow the subdivision to be gated; and  <b>I. Variance</b> to allow the construction of non-standard private roadways.</p>	P04-256 Continued	Heather Forest, 808- 5008  Continued by applicant until April 13, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p><b>Latif Gas Station, located at 6220 Fruitridge Road</b>                      Entitlements to allow a gas station with convenience store and coffee shop within an abandoned service station located at 6220 Fruitridge Road, within the General Commercial (C-2) zone. (APN 027-0032-001) District 6.</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Section 15303);  <b>B. Special Permit</b> to allow a service station within the General Commercial (C-2) zone.</p>	P05-058 Hearing	<p>Heather Forest, 808- 5008</p> <p>A-B. Adopted Notice of Decision and Findings of Fact for Denial.</p> <p>Moved: Notestine                      Secinded: Woo, motion carried to deny special permit.</p>
6.	<p><b>Hagginwood Estates (formerly known as Arcade Estates), located at 1650 Arcade Boulevard</b>                      Entitlements to allow the development of fourteen (14) single family residential lots on 1.57 ± net acres in the proposed Single Family Alternative Residential (R-1A) zone located at 1650 Arcade Boulevard; (APN 265-0060-049) District 3.</p> <p><b>A. Environmental Determination:</b> Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Rezone</b> of 1.57± net acres from the Multi-Family (R-2A) zone to the Single Family Alternative (R-1A) zone.  <b>D. Tentative Subdivision Map</b> to subdivide 1.57 ± net acres into fourteen (14) single family lots.  <b>E. Special Permit</b> to construct fourteen single family residences within the Single Family Alternative (R-1A) zone.</p>	P05-072 Hearing	<p>Sally Shore, 808- 8001</p> <p>A-E. Adopted Notice of Decision and Findings of Fact for Approval</p> <p>Moved: Valencia                      Secinded: Woo, motion carried for approval.</p>
7.	<p><b>E.S.M Subdivision, located at 2947 Rio Linda Blvd.</b>                      Entitlements to subdivide two parcels totaling 2.01± net acres into 25 single-family lots and to build 25 zero lot line dwelling units in the Multi-family (R-2B) Zone.</p> <p><b>A. Environmental Determination:</b> Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Tentative Map</b> to subdivide two parcels totaling 2.01± net acres into 25 single-family lots in the Multi-Family (R-2B) Zone.  <b>D. Special Permit</b> to build alternative single-family housing types (25 zero lot line dwelling units) in the Multi-Family (R-2B) Zone.</p>	P05-093 Consent	<p>Steve Kowalski, 808- 4752</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval.</p> <p>Moved: Notestine                      Secinded: Valencia, motion carried on consent.</p>
8.	<p><b>13<sup>th</sup> Ave Nguyen Residence, located at 4903 13<sup>th</sup> Avenue</b>                      Entitlements to construct a single family residence within the standard single family (R-1) zone</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Section 15303[a]);  <b>B. Variance</b> to construct a single family residence without public right-of-way frontage.</p>	P05-156 Consent	<p>Greg Sandlund, 808- 8931</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p> <p>Moved: Notestine                      Secinded: Valencia, motion carried on consent.</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p><b>Ung Subdivision, located at 6301 &amp; 6321 Elder Creek Road</b>                      Entitlements to subdivide three parcels totaling 1.25 net acres into seven single family lots within the standard single family (R-1) zone.</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Section 15332);  <b>B. Tentative Map</b> to subdivide three parcels totaling 1.59 gross acres into seven single family lots;  <b>C. Subdivision Modification</b> for a lot that has a depth of less than 100 feet;  <b>D. Community Plan Amendment</b> to re-designate 1.59 acres of Medium Density Residential (11-21 du/na) to 1.59 acres of Low Density Residential (4-8 du/na).</p>	P05-183 Consent	<p>Greg Sandlund, 808- 8931</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p> <p>Moved: Notestine                      Secinded: Valencia, motion carried on consent.</p>
10.	<p><b>Lok Parcel Map, located at 2031 P Street</b>                      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><b>A. Environmental Determination:</b> Exempt  <b>B. Variance</b> to reduce the rear setback of an existing duplex to 1.7 feet instead of the standard 15 feet.  <b>C. Tentative Map</b> to subdivide one parcel into two parcels on 0.15± acres.  <b>D. Subdivision Modification</b> to allow a commercially zoned parcel to be subdivided to have a depth less than the 80 foot minimum requirement.</p>	P05-191 Withdrawn	<p>Evan Compton, 808- 5260</p> <p>Withdrawn by staff.</p>
11.	<p><b>361 Cleveland Ave. TM, located at 361 Cleveland Avenue</b>                      Entitlements to subdivide a 0.364± acre parcel into 3 parcels in the Standard Single-Family (R-1) zone in the South Natomas Community Plan Area. (District 1) APN: 274-0141-032</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Section 15303 &amp; 15332);  <b>B. Tentative Map</b> to subdivide a 0.364± acre parcel into three parcels in the Standard Single-Family (R-1) zone;  <b>C. Subdivision Modification</b> to allow for a non-standard sized lots;  <b>D. Variance</b> to reduce the required fifteen (15) feet rear yard setback to five (5) feet on Parcel 2.</p>	P05-201 Consent	<p>Elise Gumm, 808- 1927</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p> <p>Moved: Notestine                      Secinded: Valencia, motion carried on consent.</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
12.	<p><b>Morrison Brooks Housing, located at 52 Morrison Avenue</b>                      Entitlements to develop 29 single family detached homes on 3.7+/- net acres in the Single Family Alternative (R-1A) zone.</p> <p><b>A. Environmental Determination:</b> Addendum to previous Mitigated Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Special Permit</b> to develop 29 single family detached homes on 3.7+/- net acres in the Single Family Alternative (R-1A) zone.</p>	P05-210 Consent	Michael York, 808- 8239  A-C Adopted Notice of Decision and Findings of Fact for Approval  Moved: Notestine Seconded: Valencia, motion carried on consent.
13.	<p><b>Report Back to Commission</b>                      Mr. Dennis Bylow                      Special Meeting Dates</p>		David Kwong, 808-2691 David Kwong provided update on project regarding Mr. Bylo's concerns about the new side walk being installed near 1200 R Street.  Ron Fong, Senior Engineer from Development Engineering also addressed the Commission and indicated that the project meets standards.  Mr. Bylo also addressed the council with his concerns.  Memo was presented to commissioners listing the special meeting calendar for the remainder of the year.
14.	<p><b>Citizens Addressing the Planning Commission</b></p>		Annette Deglow, BLT Transfer Station  Even Edgar, BLT Transfer Station
15.	<p><b>Committee Reports By The Planning Commissioners</b></p>		None
16.	<p><b>Questions and Ideas of the Planning Commission</b></p>		None
17.	<p><b>Adjournment</b></p>		6:21 pm