



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

April 13, 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.

****PLEASE TURN ALL CELL PHONES AND PAGERS OFF IN THE MEETING****

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PLANNING COMMISSIONERS

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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 except Boyd, Taylor-Carroll and Vacancy
2.	Synopsis of March 23, 2006 Planning Commission Meeting	Approved	David Kwong, 808-2691
OLD BUSINESS			
3.	<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, at 5102 & 5104 Erhardt Avenue, in the Agriculture (A) and Multi-Family (R-2B) zones. The project will also incorporate the construction of a traffic circle on Ehrhardt Avenue, at the project's entrance. (APN 117-0132-001 & -004) District 7.</p> <p>A. Environmental Determination: Mitigated 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 Multi-Family (R-2B); F. Inclusionary Housing Plan; G. Tentative Subdivision Map to subdivide three parcels totaling 13.83± acres into 169 single-family residential lots in the Multi-Family (R-2B) zone; H. Special Permit to allow an Alternative Ownership Housing Type within the Multi-Family (R-2B) zone; I. Special Permit to allow the subdivision to be gated; and J. Variance to allow the construction of non-standard private roadways.</p>	P04-256 Hearing	<p>Heather Forest, Assistant Planner 808- 5008</p> <p>Moved: Valencia Seconded: Notestine Vote: (6:0:0) Motion Carried for Approval</p> <p>A,B,G,H, J Adopted Notice of Decision and Findings of Fact for Approval</p> <p>C,D,E,F Adopted Notice of Decision and Findings of Facts for Approval</p> <p>I, Adopted Notice of Decision and Findings of Fact for Denial.</p>
NEW BUSINESS			
4.	<p>Sacramento Recycling and Transfer Station, located at 8491 Fruitridge Road. 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); A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. Special Permit 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 Hearing	<p>Kimberly Kaufmann-Brisby 808-5590</p> <p>Moved: Valencia Seconded: Woo Vote:(6:0:0) Motion Carried for Approval</p> <p>A-C, Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p>East Sacramento Metro PCS Monopole, located at 5300 Elvas Avenue Entitlements to construct a 60 foot high stealth "tree" monopole 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. Council District 3.</p> <p>A. Environmental Determination: Exempt 15303; B. Special Permit to construct a 60 foot high stealth "tree" monopole 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 Hearing	<p>Sally Shore, Assistant Planner 808-8001</p> <p>Moved: Wasserman Seconded: Woo Vote: (5:1: 0) Motion Carried for Approval</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
6.	<p>Appeal of Florin Road Subdivision Approval, located at 2730 Florin Road 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>A. Environmental Determination: Exempt, per CEQA Section 15332 and 15315; B. Appeal of the Zoning Administrator Tentative Map Approval to subdivide one parcel into two parcels totaling 2.29 partially developed acres in the General Commercial-Review (C-2R) zone. C. Appeal of the Zoning Administrator Special Permit Approval to allow required parking to be located off-site.</p>	Z05-186 Hearing	<p>Sandra Yope, 808-7158</p> <p>Moved: Notestine Seconded: Woo Vote: (5:1: 0) Motion Carried for Approval</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Denial of Appeal</p>
7.	<p>University Village Mixed Use, located at 2244 Fair Oaks Blvd Entitlements to construct a 6-story, 78-foot tall mixed-use building, consisting of 3,876 square feet of retail, and 55,152 square feet of residential space including 30 condominium units, and a total of 138 parking spaces, for a total building area of 111, 860 square feet in the Campus Commons PUD, Shopping Center (SC-PUD) zone.</p> <p>A. Environmental Determination: Exempt 15332; B. Tentative Map to designate one parcel for condominium purposes; C. Special Permit for 30 condominium units in the Shopping Center (SC-PUD) zone; D. Plan Review for a 111,860 square foot mixed use development in the Shopping Center (SC-PUD) zone; E. Variance to exceed the maximum allowed height of 35 feet to 78 feet for a mixed-use building.</p>	P05-143 Consent	<p>Lindsey Alagozian, Associate Planner 808-2659</p> <p>Moved: Woo Seconded: Yee Vote: (6:0: 0) Motion Carried on Consent</p> <p>A-E Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p>Santa Ana Estates TM, located at south side of Santa Ana (330' from road) and 330' east of Sully Street Entitlements to subdivide one (1) lot into six (6) lots on 1.5 ± acres in the Standard Single Family (R-1) zone.</p> <p>A. Environmental Determination: Exempt, Section 15332; B. Tentative Subdivision Map to subdivide 1.5 ± acres into six (6) single family lots. C. Subdivision Modification to create an interior lot over 160 feet deep. D. Variance to allow yards with less than 20 feet front setback.</p>	P05-071 Consent	<p>Jamie Cutlip, Junior Planner 808-8684</p> <p>Moved: Woo Seconded: Yee Vote: (6:0:0) Motion Carried on Consent</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p>
9.	<p>Gutierrez Estates, located at 135 Ford Road Entitlements to subdivide 1.0+/- undeveloped acres into five lots in the Standard Single Family (R-1) zone. APN: 250-0172-013.</p> <p>A. Environmental Determination: Exempt 15322 B. Tentative Map to subdivide one parcel into five parcels in the R-1 zone.</p>	P05-080 Consent	<p>Mark Kraft, Associate Planner 808- 8116</p> <p>Moved: Woo Seconded: Yee (6: 0: 0) Motion Carried on Consent</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
10.	<p>Sotillo Park Estates, located at 5221 64th Street Entitlements to construct ten (10) single family residences on 1.5± acres within the Single Family Residential (R-1A) zone, located at 5221 64th Street. (D6) APN:023-0163-019</p> <p>A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan C. Rezone of 1.5± acres of Standard Single Family Residential (R-1) to 1.5± acres of Single Family Residential (R-1A); D. Tentative Map to subdivide 1.5± acres into ten (10) single family residential lots in the proposed Single Family Residential (R-1A) zone; and E. Special Permit to construct ten single family residences within the Single Family Residential (R-1A) zone.</p>	P05-104 Consent	<p>Antonio Ablog, Associate Planner 808-7702</p> <p>Moved: Woo Seconded: Yee Vote: (6:0:0) Motion Carried on Consent</p> <p>A, C, D Adopted Notice of Decision and Findings of Fact for Approval</p> <p>B, Adopted Notice of Decision and Findings of Fact for Approval</p>
11.	<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)</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>	P05-148 Continued	<p>Greg Sandlund, Junior Planner 808-8931</p> <p>Continued to May 11, 2006</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
12.	<p>The Lap Lee Apartment, located at 3255 & 3241 W Street Applicant appeal of the Planning Director's decision of denial of the Lap Lee Apartment Plan Review.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15061[b][4]); B. Applicant appeal of Planning Director's Review to construct a 4,698 square foot, seven unit apartment house on 0.14 acres in the R-4 multifamily zone.</p>	P05-149 Continued	Greg Sandlund, Junior Planner 808-8931 Continued to May 11, 2006
13.	<p>Fowler Avenue Subdivision, located at South side of Fowler Avenue, east of Stockton Boulevard. A request to develop 25 detached single-family alternative style dwelling units on ±2.17 vacant acres in the Multi-family Review (R-2A-R) zone. APN: 040-0032-018 (D6);</p> <p>A. Environmental Determination: Categorically Exempt; B. Tentative Map to subdivide a vacant ±2.17 acre parcel into 25 alternative style single-family lots in the Multi-family Review (R-2A-R) zone; C. Special Permit to develop 25 alternative style (zero lot line) single-family residences in the Multi-family Review (R-2A-R) zone.</p>	P05-178 Continued	Kimberly Kaufmann-Brisby, Associate Planner 808- 5590 Continued to April 27, 2006
14.	<p>Creekside Parcel 3 located at Northeast corner of North Park Drive and Kankakee Drive Entitlements to develop 123 cluster homes on 7.7+/- net acres in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone.</p> <p>A. Environmental Determination: Addendum to previous Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. General Plan Amendment to amend the designation from "Public/Quasi- Public Miscellaneous" to "Low Density Residential (4-15 du/na)"; D. Community Plan Amendment to amend the designation from "General Public Facilities" to "Medium Density Residential (7-21 du/na)"; E. PUD Schematic Plan Amendment to re-designate 7.7+/- net acres from "School" to "Residential" in the Creekside Planned Unit Development (PUD); F. Tentative Map to subdivide two lots into 146 lots (123 buildable lots, 3 remainder lots, & 20 common area lots) in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone; G. Subdivision Modification to allow non-standard street intersection and elbow; H. Special Permits for alternative housing and to develop within a Planned Unit Development (PUD), a 123 cluster housing development on 7.7+/- net acres in the Creekside PUD.</p>	P05-182 Consent	Michael York Associate Planner 808-8239 Moved: Woo Seconded: Yee Vote: (6:0:0) Motion Carried on Consent A-H Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
15.	<p>R Street Mixed Use, located at 1409 R Street Entitlements to change an existing nonconforming use and structure to a nonconforming mixed use project containing 12,245 square feet of ground floor retail space and six residential units with 13 parking spaces on 0.43± acres in the Residential Mixed Use R Street Corridor Special Planning District (RMX-SPD) zone. District 4. APN 006-0287-017 and 006-0287-015.</p> <p>A. Environmental Determination: Exempt 15331; B. Special Permit to change from one nonconforming use (100% retail) to another nonconforming use (56% retail and 44% residential) in the Residential Mixed Use R Street Corridor Special Planning District (RMX-SPD) zone; C. Special Permit to reduce the required number of parking spaces in the Residential Mixed Use R Street Corridor Special Planning District (RMX-SPD) zone; D. Variance to reduce the required maneuverability for 13 parking spaces in the Residential Mixed Use R Street Corridor Special Planning District (RMX-SPD) zone; E. Variance to waive the private and common open space areas required within the R Street Corridor Special Planning District.</p>	P05-204 Continued	Sally Shore, Assistant Planner 808-8001 Moved: Woo Seconded: Wasserman Continued to April 27, 2006
16.	<p>Selma Street Variance, located south of Del Paso Blvd, north of El Camino Ave Entitlements to allow the development of one single-family residence on 8,712 square feet in the Standard Single-Family (R-1) zone in the North Sacramento Community Plan Area.</p> <p>A. Environmental Determination: Exempt (CEQA Class 15303 & 15332) B. Variance for development of a land locked parcel with access by private road.</p>	P05-211 Consent	Jamie Cutlip, Junior Planner 808- 8684 Moved: Woo Seconded: Yee Vote: (6:0:0) Motion Carried On Consent A-B Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
17.	<p>Northgate Boulevard Master Plan, located between Rosin Court and Garden Highway The goals of the Master Plan are to provide the framework for a pedestrian friendly street environment, to improve pedestrian and bicycle safety, encourage walking options, identify land use changes that would encourage residential and commercial development, enhance the overall image of the area, to encourage re-investment along the existing corridor, provide additional opportunities for housing, and to beautify and modernize the boulevard to better serve the surrounding neighborhoods. D-1.</p> <p>A. ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration; B. MITIGATION REPORTING PLAN; C. GENERAL PLAN MAP AMENDMENT to re-designate 8.85± acres from Low Density Residential to Special Planning District; D. SOUTH NATOMAS COMMUNITY PLAN AMENDMENT to include a Residential Mixed Use designation; E. SOUTH NATOMAS COMMUNITY PLAN TEXT AMENDMENT to include policies supporting residential mixed use; F. SOUTH NATOMAS COMMUNITY PLAN TEXT AMENDMENT to expand the boundaries of the Northgate Boulevard Special Planning District by 8.85± acres; G. SOUTH NATOMAS COMMUNITY PLAN MAP AMENDMENT to re-designate 8.85± acres from Low Density Residential to Northgate Boulevard Special Planning District; H. ZONING CODE TEXT AMENDMENT to amend section 17.100 of title 17 of the Sacramento City Code pertaining to the regulation of certain land uses within the Northgate Boulevard Special Planning District; I. ZONING CODE TEXT AMENDMENT to amend section 17.100 of title 17 of the Sacramento City Code to expand the boundaries of the Northgate Boulevard Special Planning District by 8.85± acres J. REZONE of 19.69± acres: from General Commercial Special Planning District (C-2-SPD) to Residential Mixed Use Special Planning District (RMX-SPD), from Standard Single-Family (R-1) to Residential Mixed Use Special Planning District (RMX-SPD), from General Commercial American River Parkway Corridor Overlay Special Planning District (C-2-PC-SPD) to Residential Mixed Use American River Parkway Corridor Overlay Special Planning District (RMX-PC-SPD), and from Office Building - Plan Review (OB-R) to Residential Mixed Use Special Planning District (RMX-SPD). K. ACCEPT THE NORTHGATE BOULEVARD MASTER PLAN;</p>	M03-191 Hearing	<p>Susanne Cook, Associate Planner 808-5375</p> <p>Moved: Valencia Seconded: Notestine Vote: (6:0:0) Motion Carried for Approval</p> <p>A-K Adopted Notice of Decision and Findings of Fact for Approval</p>
18.	Report Back to Commission		None
19.	Citizens Addressing the Planning Commission		None

AGENDA ITEM		FILE	STAFF RECOMMENDATION
20.	Committee Reports By The Planning Commissioners		Commissioner Yee advised the General Plan Meetings are continuing
21.	Questions and Ideas of the Planning Commission		<p>Commissioner Wasserman made a request to David Kwong that the commission be presented with information on the Delta Shores project as soon as possible and the commission prepare to give feed back through out the process of the project.</p> <p>Commissioner Notestine indicated that he would like the single family residential design principals to be revisited.</p> <p>Chair Banes recommended that the Planning Commission meet with DOC and DRPB regarding the Delta Shores Project.</p>
22.	Adjournment		10:37 pm