



# 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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April 27, 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 Woo
2.	Synopsis of April 13, 2006 Planning Commission Meeting	Approved	David Kwong, 808-2691
<b>OLD BUSINESS</b>			
	None		
<b>NEW BUSINESS</b>			
3.	<p><b>Medical Office Building and Parking Garage, located at Alhambra Corridor Special Planning District.</b>                      Review and comment only for the construction of a new 122,409± sf medical office building and 130,398± sf parking garage on .59± acres in the General Commercial (C-2 SPD) Alhambra Corridor Special Planning District.</p>	P05-122 Review And Comment	Evan Compton Assistant Planner, 808-5260  Comments provided by Commission
4.	<p><b>Evangel Baptist Church, located at 528 Tenaya Ave.</b>                      A request to build a 3,200 sq. ft. church on a vacant 0.61± acre lot in the General Commercial (C-2-SPD) Northgate Boulevard Special Planning District.</p> <p>A. <b>Categorical Exemption</b> per CEQA Section 15332 (Infill Development Projects); and                      B. <b>Special Permit</b> to allow the construction of a 3,200 sq. ft. church on a vacant 0.61± acre lot in the General Commercial (C-2-SPD) Northgate Boulevard Special Planning District.</p>	P05-131 Consent	Steve Kowalski Assistant Planner, 808-4752  Moved: Taylor-Carroll Seconded: Wasserman Vote: (6: 0: 0) Motion Carried on Consent  A-B Adopted Notice of Decision and Findings of Fact for Approval
5.	<p><b>Fowler Avenue Subdivision, located at South side of Fowler Avenue, east of Stockton Boulevard.</b>                      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. <b>Environmental Determination:</b> Categorically Exempt;                      B. <b>Tentative Map</b> 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. <b>Special Permit</b> to develop 25 alternative style (zero lot line) single-family residences in the Multi-family Review (R-2A-R) zone.</p> <p>Continued from April 13, 2006</p>	P05-178 <del>Consent</del> Hearing	Kimberly Kaufmann-Brisby Associate Planner 808-5590  Moved: Boyd Seconded: Notestine Vote: (5: 0: 0) Motion Carried for Approval  A-C Adopted Notice of Decision and Findings of Fact for Approval
6.	<p><b>Downar Way Warehouse, located at 2320 Downar Way.</b>                      A request to develop two 4800 square foot warehouses in the Light Industrial (M-1) zone. APN: 238-0160-008 (D2)</p> <p>A. <b>Categorical Exemption</b> per CEQA Section 15332; and                      B. <b>Special Permit</b> to for non-residential development in the McClellan Heights/Parker Homes Plan Area. allow an adult non-residential care facility in an existing building in the General Commercial Greenhaven Executive PUD (C-2-PUD) zone.</p>	P05-193 Consent	Mark Kraft Associate Planner, 808-8116  Moved: Taylor-Carroll Seconded: Wasserman 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
7.	<p><b>R Street Mixed Use, located at 1409 R Street</b>                      Entitlements to rehabilitate an existing non-conforming, mixed use, landmark structure to allow 12,245 square feet of ground floor retail and six residential units above 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. <b>Environmental Determination:</b> Exempt 15331;                      B. <b>Special Permit</b> to rehabilitate the existing nonconforming structure in the Residential Mixed Use R Street Corridor Special Planning District (RMX-SPD) zone;                      C. <b>Variance</b> to reduce the required maneuverability for 13 parking spaces in the Residential Mixed Use R Street Corridor Special Planning District (RMX-SPD) zone.</p> <p><b>Continued from April 13, 2006</b></p>	P05-204 Consent	<p>Sally Shore, Assistant Planner                      808-8001</p> <p>Moved: Taylor-Carroll                      Seconded: Wasserman                      Vote: (6: 0: 0)                      Motion Carried on Consent</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
8.	<p><b>The Wilkinson Street Residence, located at 5901 Wilkinson Street.</b>                      Entitlements to construct a single family home on .25 acres within the single family residential (R-1) zone.</p> <p>A. <b>Environmental Determination:</b> Exempt (CEQA Section 15332);                      B. <b>Variance</b> to construct a single family residence on a parcel that lacks street frontage and needs to be accessed via a private road.</p>	P06-022 Consent	<p>Greg Sandlund                      Junior Planner, 808-8931</p> <p>Moved: Taylor-Carroll                      Seconded: Wasserman                      Vote: (6: 0: 0)                      Motion Carried on Consent</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
9.	<p><b>A Family Affair, located at 7395 Greenhaven Drive.</b>                      A request to allow an adult non-residential care facility in an existing building in the General Commercial Greenhaven Executive PUD (C-2-PUD) zone. APN: 031-0053-022 (D7)</p> <p>A. <b>Categorical Exemption</b> per CEQA Section 15301; and                      B. <b>Special Permit</b> to allow an adult non-residential care facility in an existing building in the General Commercial Greenhaven Executive PUD (C-2-PUD) zone.</p>	P06-026 Consent	<p>Ellen Marshall                      Associate Planner, 808-5851</p> <p>Moved: Taylor-Carroll                      Seconded: Wasserman                      Vote: (6: 0: 0)                      Motion Carried for Consent</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
10.	<p><b>Ultimate Fitness, located at 1701 I Street.</b>                      Entitlements to convert a portion of an existing retail building into a 8,660 square foot fitness center on 0.17 acres in the General Commercial, Neighborhood Overlay (C-2-NC) zone. District 3. APNs:006-0065-018, 019, and 020.</p> <p>A. <b>Environmental Determination:</b> Exempt 15301;                      B. <b>Special Permit</b> to waive a portion of the required parking for a 8,660 square foot fitness center.</p>	P06-055 Continued	<p>Lindsey Alagozian                      Associate Planner, 808-2659</p> <p>Continued to May 11, 2006</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
11.	<p><b>Appeal of the reconstruction and expansion of a Single Family Residence at 3341 20<sup>th</sup> Avenue.</b>                      APN 020-0203-020 District 5.                      Entitlement to reconstruct and enlarge a home on a property which contains a nonconforming use of two residential on 0.07± developed acres in the Standard Single Family (R-1) zone.</p> <p><b>A. Appeal of a Design Review and Preservation Board Decision:</b> Design Review and Preservation Board denial of a 3rd party appeal of a staff level approval for a new single family residence.</p> <p><b>B. Appeal of a Zoning Administrator's Approval of the Special Permit</b> to expand a non-conforming residential use of two dwelling units on a single family zoned parcel by demolishing the existing primary 550± square foot one-story home and building a new 1320± square foot two-story home.</p>	Z05-297 DR05-364 Hearing Continued	Robert W. Williams Assistant Planner, 808-7686 Matthew Sites Assistant Architect, 808-7646  Motion to renote and continue until June 8, 2006  Continued to June 8, 2006
12.	<p><b>Report Back to Commission</b></p>		David Kwong, 808-2691  David advised that New Growth Manager will be bringing the Delta Shores Project to the Planning Commission in the near future.  Chair Banes requested that there be a joint meeting between DOC and CPL to discuss this project.
13.	<p><b>Citizens Addressing the Planning Commission</b></p>		None
14.	<p><b>Committee Reports By The Planning Commissioners</b></p>		None
15.	<p><b>Questions and Ideas of the Planning Commission</b></p>		None
16.	<p><b>Adjournment</b></p>		7.25 p.m.