



CITY OF SACRAMENTO PLANNING COMMISSION



●●●AGENDA●●●

City Planning Commission will meet *Thursday* at 5:30 p.m.
1231 I Street – First Floor

January 23, 2003

Meeting Coordinator: Gary Lane, 264-5608

NOTICE TO THE PUBLIC

The City Planning Commission welcomes and encourages participation in the meetings. Public testimony may be given on any item as it is called. Matters under the jurisdiction of the Planning Commission, and not on the posted agenda, may be addressed by the general public following completion of the regular agenda.

For purposes of the Brown Act (Government Code Section 54954.2(a)), the numbered items as shown on this agenda give a brief general description of each item of business to be transacted or discussed at this meeting. The recommendations of the staff, as shown, do not prevent the City Planning Commission from taking other action.

CONTINUED ITEMS are items which have been rescheduled for a later hearing date. No action to approve or deny the project is recommended by staff to be taken on these items at this meeting.

CONSENT ITEMS are non-controversial items that may be approved at the beginning of the meeting by the Planning Commission. The Chairperson will ask for those item numbers which are requested to be removed from the consent calendar.

HEARING ITEMS are items which require Planning Commission action as a public hearing and are neither continued nor consent items.

INFORMATIONAL ITMES are items which are presented to the Planning Commission for information only and require no formal action.

APPEALS on the Planning Commission decision to the City Council must be filed at 1231 I Street, Room 200, 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.

STAFF REPORTS are available six calendar days prior to the Commission meeting in the Planning and Building Department, Planning Division, 1231 I Street, Room 300, phone 264-5381.

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

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PLANNING COMMISSIONERS

BOB WASTE, CHAIR JAMES BACCHINI THERESA TAYLOR-CARROLL, VICE- CHAIR SHELTON DURUISSEAU PHILIP HARVEY	MATT JACOBS DEBRA JONES PATRICK KENNEDY JOHN VALENCIA
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SUMMARY OF AGENDA CONTENTS

January 23, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	El Centro Crossing Tentative Map located on the northeast corner of Del Paso Road and El Centro Road on the west side of I-5	P99-091	Withdrawn by Staff
2.	KFC/A&W located at the northeast corner of Meadowview Road and Amherst Street	P01-105	Hearing
3.	Temple of America located at 4845 Rio Linda Boulevard	P01-072	Hearing
4.	Fremont Church Expansion (New Family Life Center) located at 5770 Carlson Drive	P02-012	Consent
5.	Syrah at Natomas Park at the NEC of Club Center Drive & Dunlay Street	P02-132	Consent
6.	Natomas Gardens Shopping Center Retail/Office Buildings located at the northwest corner of Northgate Boulevard and San Juan Road	P02-159	Consent
7.	Parking Lot Shading Ordinance Update	M99-006	Hearing
8.	Amendment to Condominium Conversion Regulations	M02-048	Consent
9.	Section 65402(a) Review For General Plan Consistency	M02-084	Report Filed
10.	Citizens Addressing the Planning Commission		
11.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
NEW BUSINESS		
<p>1. El Centro Crossing Tentative Map located on the northeast corner of Del Paso Road and El Centro Road on the west side of I-5. Entitlements to merge and resubdivide five parcels into seven, amend the General Plan, North Natomas Community Plan and Rezone to provide land use consistency, and establish a Planned Unit Development located on 69.5± undeveloped gross acres in the Manufacturing Research and Development Planned Unit Development (MRD-20 PUD) and Highway Commercial Planned Unit Development (HC PUD) zones. APN: 225-0030-032, -033, -035, -036, and -038. Council District 1.</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Inclusionary Housing Plan;</p> <p>D. Development Agreement between the City of Sacramento and Ose Properties, Inc.;</p> <p>E. General Plan Amendment to modify land used from Mixed Use, Community/Neighborhood Commercial & Offices, and Parks-Recreation-Open Space to Mixed Use, Community/Neighborhood Commercial & Offices, and Parks-Recreation-Open Space;</p> <p>F. North Natomas Community Plan Amendment to modify approximately 12.6± acres High Density Residential (22 du/na), 26.1± acres Employment Center (EC-50), 7± acres Employment Center (EC-65), 16± acres Highway Commercial and 7.8± acres Parks/Open Space, to 12.6± acres High Density Residential (22 du/na), 24.85± acres Employment Center (EC-50), 7± acres Employment Center (EC-65), 15.5± acres Highway Commercial, and 9.55± acres Parks/Open Space;</p> <p>G. Rezone 51± acres Manufacturing Research and Development Planned Unit Development (MRD-20 PUD) and 18± acres Highway Commercial Planned Unit Development (HC PUD) to 12.6± acres Multi-Family Family Planned Unit Development (R-3 PUD), 24.85± acres Employment Center Planned Unit Development (EC -50 PUD), 7± acres Employment Center Planned Unit Development (EC-65 PUD), 15.5± acres Highway Commercial Planned Unit Development (HC PUD), and 9.55± acres Agriculture Open Space Planned Unit Development (AOS PUD);</p> <p>H. Planned Unit Development for 69.5± gross acres to be known as "El Centro Crossing PUD" and establish PUD Guidelines;</p> <p>I. Tentative Master Parcel Map to merge and resubdivide five existing parcels into seven parcels totaling 69.5± acres.</p> <p>J. REVIEW65402 -General Plan Consistency</p>	P99-091	<p>Donna Decker, 808-5698</p> <p>Withdrawn by Staff</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>2. KFC/A&W located at the northeast corner of Meadowview Road and Amherst Street. Entitlements to construct and operate a 3,450 sq. ft. restaurant with drive-up service and two retail buildings totaling 16,638 sq. ft. on 2.49± acres in the Multi-Family (R-3) zone and of Multi-Family Review (R-2A-R) zone. APN: 048-025-005 & 006. Council District 8.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. General Plan Amendment to redesignate 2.49± acres of Medium Density Residential to Community/Neighborhood Commercial and Offices;</p> <p>D. Community Plan Amendment to redesignate 0.60± acres of Residential (11-21 du/na) and 0.52± acres of Residential (11-19 du/na) to 1.12± total acres of Commercial;</p> <p>E. Rezone of 1.99± acres of Multi-Family (R-3) zone to Limited Commercial (C-1R) zone and 0.50± acres of Multi-Family Review (R-2A-R) zone to General Commercial Review (C-2R) zone;</p> <p>F. Variance to exceed by four, the maximum allowable attached signs for commercial structures in the General Commercial Review (C-2R) zone;</p> <p>G. Special Permit to construct and operate a 3450 sq. ft. restaurant with drive-up service on 0.78 acres in the Limited Commercial (C-2R) Review Zone;</p> <p>H. Plan Review to Construct a 16,638 square foot Shopping Center on 2.49± acres in the Limited Commercial Review (C-1R) zone and the General Commercial Review (C-2R) zone;</p> <p>I. Lot Line Adjustment to relocate the common boundary between two parcels totaling 2.49± acres (APN: 048-025-005 & 006).</p>	<p>P01-105 Hearing</p>	<p>Antonio Ablog, 264-7702</p> <p>A-B, F-H Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C – E Recommend Approval and Forward to City Council</p>
<p>3. Temple of America located at 4845 Rio Linda Boulevard (D2) APN: 226-0240-025. Entitlements to allow a religious facility on 2.74± gross acres in the Standard Single Family (R-1) Zone</p> <p>A. Environmental Determination: Categorical Exemption (Sections 15061 and 15270);</p> <p>B. Special Permit to allow a religious facility on 2.74± partially developed gross acres in the Standard Single Family (R-1) Zone.</p>	<p>P01-072 Hearing</p>	<p>Arwen Wacht, 264-8733</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Denial</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>4. Fremont Church Expansion (New Family Life Center) located at 5770 Carlson Drive. Entitlements to construct a multi-use building on an existing 4.4± acre church site and use a nearby State University owned parcel for off-site parking in the Multi-Family (R-4) zone. (D3) APN: 005-0221-006,007.</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit for off-site parking for an 1,125 seat existing church in the Multi-Family (R-4) zone;</p> <p>D. Special Permit Modification to construct a 25,532± square foot multi-use building for a church in the Multi-Family (R-4) zone;</p> <p>E. Variance to waive the masonry wall requirement for a non-residential use adjacent to a residential use or zone;</p> <p>F. 65402 Review – General Plan Consistency for the sale of City owned parcel (APN: 005-0221-005)</p>	<p>P02-012 Consent</p>	<p>Michael York, 264-8239</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p> <p>F Report Filed</p>
<p>5. Syrah at Natomas Park at the NEC of Club Center Drive & Dunlay Street. Entitlements to develop a 245 unit condominium project on two condominium parcels on a total of 14.2 net vacant acres in the Multi-Family Residential Planned Unit Development (R-3-PUD) zone (D1) APN: 201-0440-031, -033</p> <p>A. Environmental Determination: Prior Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Map for two condominium parcels in the Multi-Family Planned Unit Development (R-3-PUD) zone;</p> <p>D. Lot Line Adjustment to adjust the property line between two parcels;</p> <p>E. Special Permit to develop and construct a 245 unit alternative ownership housing project (condominiums) in the Northborough PUD.</p>	<p>P02-132 Consent</p>	<p>Ted Kozak, 264-1944</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>

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<p>6. Natomas Gardens Shopping Center Retail/Office Buildings located at the northwest corner of Northgate Boulevard and San Juan Road. Entitlements to construct an approximately 13,754± square-foot single-story retail/office building facing Northgate Boulevard and an approximately 6,921± square-foot single-story retail/office building facing San Juan Road at the Natomas Gardens Shopping Center in the Shopping Center (SC-PUD) zone of the Natomas Gardens Planned Unit Development in the South Natomas Community Plan Area. (D1) APN: 250-0010-101.</p> <p>A. Environmental Determination: Categorical Exemption (CEQA Section 15332);</p> <p>B. PUD Guidelines Amendment to modify the uses within the Natomas Gardens Planned Unit Development;</p> <p>C. Special Permit to construct an approximately 13,754± square-foot single-story retail/office building facing Northgate Boulevard and an approximately 6,921± square-foot single-story retail/office building facing San Juan Road.</p>	<p>P02-159 Consent</p>	<p>David Hung, 264-5530</p> <p>A, C Adopt Notice of Decision and Findings of fact for Approval</p> <p>B Recommend Approval and Forward to City Council</p>
<p>7. Parking Lot Shading Ordinance Update Amendments to Chapters 17.64 and 17.68 of Title 17 (Zoning Code) of the City Code pertaining to parking lot tree shading; Adoption of the Parking Lot Tree Shading Design and Maintenance Guidelines. (Citywide)</p> <p>A Environmental Determination: Exempt (Section 15061 (b)(3));</p> <p>B. Ordinance amending the development standards for parking facilities, Title 17 of the City Code, Section 17.64 pertaining to parking lot tree shading and adding standards pertaining to parking lot tree shading to Chapter 17.68 of the City Code;</p> <p>C. Resolution adopting the Parking Lot Tree Shading Design and Maintenance Guidelines.</p> <p style="text-align: center;">Continued from January 16, 2003</p>	<p>M99-006 Hearing</p>	<p>Jim McDonald, 264-5723</p> <p>A-C Recommend Approval and Forward to City Council</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
8.	<p>Amendment to Condominium Conversion Regulations amending Chapter 17.192 to Title 17 of the City Code relating to Condominium Conversions. (Citywide) (M02-048)</p> <p>A. Environmental Determination: Exemption, Section 15061.b.3.</p> <p>B. Rescind Resolution 80-177 and Resolution 90-071.</p> <p>C. Resolution amending Section 2 of the City of Sacramento General Plan, related to Condominium Conversions.</p> <p>D. Ordinance amending Title 17.192 of the Sacramento City Code relating to Condominium Conversions and New Condominium Construction.</p> <p style="text-align: center;">Continued from January 16, 2003</p>	M02-048 Consent	<p>Aaron Sussman, 264-7931</p> <p>A-D Recommend Approval and Forward to City Council</p>
9.	<p>Section 65402(a) Review For General Plan Consistency of the proposed abandonment of Lane Court, Rol Do Court, and a portion of Tisdale Way.</p>	M02-084	<p>Kimberly Kaufmann-Brisby, 264-5590</p> <p>Report Filed</p>
MISCELLANEOUS			
10.	Citizens Addressing the Planning Commission		
11.	Questions and Ideas of the Planning Commission		