



CITY OF SACRAMENTO PLANNING COMMISSION



•••AMENDED AGENDA•••

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

February 13, 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	VACANT DEBRA JONES PATRICK KENNEDY JOHN VALENCIA
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SUMMARY OF AMENDED AGENDA CONTENTS February 16, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	KFC/A&W located at the northeast corner of Meadowview Road and Amherst Street	P01-105	Hearing
2.	Lakecrest Village Signage PUD Guidelines Amendment located at the southeast corner of the intersection at Florin Road and Greenhaven Drive	P01-130	Consent
3.	Beth Estates located at South of Meadowview Rd., West of 22nd St.	P02-029	Hearing
4.	Kaiser Wyndham Medical Office Building located at the Southwest Corner of Bruceville Road and Wyndham Drive.	P02-075	Consent
5.	Senior Gleaners Rezone located at 3185 Longview Drive.	P02-129	Consent
6.	Sprint Antenna on W.A.P.A. Tower located at 705 Northfield Dr. South Natomas	P02-161	Consent
7.	Slocum Turntable Parking located at 2026 I Street	P02-163	Consent
8.	Parking Lot Shading Ordinance Update	M99-006	Hearing
9.	Solid Waste Restricted Overlay Ordinance	M01-020	Hearing
10.	Power Inn Solid Waste Rezone	M03-005	Hearing
11.	Election of New Planning Commissioner		Misc.
12.	Citizens Addressing the Planning Commission		
13.	Questions and Ideas of the Planning Commission		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	<p>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 style="text-align: center;">Continued from January 23, 2003</p>	P01-105 Hearing	Antonio Ablog, 264-7702 A-B, F-H Adopt Notice of Decision and Findings of Fact for Approval C – E Recommend Approval and Forward to City Council

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
2.	<p>Lakecrest Village Signage PUD Guidelines Amendment located at the southeast corner of the intersection at Florin Road and Greenhaven Drive. Entitlements to amend the Lakecrest Village Shopping Center's PUD Guideline's Sign Criteria in the Shopping Center Planned Unit Development (SC PUD) zone. (D7) APN: 031-0800-001 through 010.</p> <p>A. Environmental Determination: Categorical Exemption: Section 15301(g);</p> <p>B. PUD Guidelines Amendment modifying the sign criteria by increasing the square footage of attached and detached signage.</p> <p style="text-align: center;">Continued from January 9, 2003</p>	P01-130 Consent	<p>Kimberly Kaufmann-Brisby 264-5590</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
NEW BUSINESS			
3.	<p>Beth Estates located at South of Meadowview Rd., West of 22nd St. Tentative Subdivision Map to subdivide 4.89± net acres into 32 single family lots and to construct 32 single family homes in the Single Family Alternative (R-1A) zone; (D8) APN: 052-0085-020 & -021.</p> <p>A. Environmental Determination: Categorical Exemption (Section 15332);</p> <p>B. Tentative Subdivision Map to subdivide 4.89± net acres into 32 single family lots;</p> <p>C. Special Permit to construct 32 single family homes within the Single Family Alternative (R-1A) zone.</p>	P02-029 Hearing	<p>Ellen Marshall, 264-5851</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
4.	<p>Kaiser Wyndham Medical Office Building located at the Southwest Corner of Bruceville Road and Wyndham Drive. Entitlements to construct a two-story, 69,411 square foot office building on 7.214 acres in the Office (OB), Multi-Family (R-3), and the Single-Family Alternative (R-1A) zones at the southwest corner of Bruceville Road and Wyndham Drive. APN: 117-0170-032, 117-0120-009, and 117-0120-014. Council District 8.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Rezone of 0.04 gross acres of Single-Family Alternative (R-1A) and 0.55 acres of Multi-Family (R-3) to Office (OB);</p> <p>D. Variance to exceed the maximum allowed signage area by 84 square feet.</p> <p>E. Plan Review to develop a 69,411 square foot medical office building on 7.214± acres in the Office (OB) zone;</p> <p>F. Parcel Merger to merge three parcels (117-0170-032, 117-0120-009, and 117-0120-014) totaling 7.214± acres into one parcel.</p>	P02-075 Consent	<p>Antonio Ablog, 264-7702</p> <p>A-B, D-F Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C Recommend Approval and Forward to City Council</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p>Senior Gleaners Rezone located at 3185 Longview Drive. Entitlements to rezone a parcel from the Single Family Residential (R-1) to the Light Industrial Review (M-1-S-R) zone (D2) APN: 240-0330-008.</p> <p>A. Environmental Determination: Exempt, Section 15301; B. Rezone a total of 3.89 acres from the Single Family Residential (R-1) to the Light Industrial Review (M-1-S-R) zone.</p>	P02-129 Consent	Ted Kozak, 264-1944 A-B Recommend Approval and Forward to City Council
6.	<p>Sprint Antenna on W.A.P.A. Tower located at 705 Northfield Dr. South Natomas. Entitlements to collocate antennas for a telecommunication facility on an existing Western Area Power Authority (W.A.P.A.) tower and construct an equipment cabinet on 8.71±net acres in the Single-Family Alternative (R-1A) Zone. (D1) APN:274-0110-033,274-0110-035.</p> <p>A. Environmental Determination: Exempt 15301 (e); B. Special Permit to collocate antenna facilities on an existing W.A.P.A. tower in the Single-Family Alternative (R-1A) Zone.</p>	P02-161 Consent	Kenny Wan, 264-2222 A-B Adopt Notice of Decision and Findings of Fact for Approval
7.	<p>Slocum Turntable Parking located at 2026 I Street. Entitlements to allow non-standard parking and waive parking for an art gallery in the General Commercial, Neighborhood Commercial (C-2) (NC) zone. (D3) APN:..007-0016-008.</p> <p>A. Environmental Determination: Exemption 15332; B. Special Permit to waive one required parking space for a proposed 1,332 square foot art gallery with an 834 square foot second floor apartment on 0.06± vacant acres in the General Commercial, Neighborhood Commercial Overlay (C-2-NC) zone.;</p> <p>C. Variance to create one parking space that does not provide required 26 feet of maneuvering.</p>	P02-163 Consent	Sandra Yope, 264-7158 A-C Adopt Notice of Decision and Findings of Fact for Approval
8.	<p>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)); 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; C. Resolution adopting the Parking Lot Tree Shading Design and Maintenance Guidelines.</p> <p style="text-align: center;">Continued from January 13, 2003</p>	M99-006 Hearing	Jim McDonald, 264-5723 A-C Recommend Approval and Forward to City Council

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>Solid Waste Restricted Overlay Ordinance</p> <p>A. Environmental Determination: Exempt CEQA Section 15061(b)(3)</p> <p>B. General Plan Amendment amending Section 7 regarding the future need and location of new solid waste facilities.</p> <p>C. Ordinance adding, Title 17 chapter 183, of the Sacramento City Code to establish Solid Waste Prohibited Overlay Zone, amending Section 17.136.020 adding reference to the Solid Waste Prohibited Overlay Zone (SWP) and amending section 17.16.010, to add a definition for Solid Waste Landfill.</p>	M01-020 Hearing	<p>Todd Leon, 264-5538</p> <p>A-C Recommend Approval and Forward to City Council</p>
10.	<p>Power Inn Solid Waste Rezone. Application of the Solid Waste Restricted Overlay Zone to the area generally bounded on the north by the Light Rail Track line, on the south by 21st ave. on the east by the City limits, and on the west by the Union Pacific Railroad Tracks</p> <p>A. Environmental Determination: Exempt CEQA Section 15061(b)(3)</p> <p>B. Rezone 139.74 acres from <u>Agriculture-Open Space Zone (A-OS-PUD) Agriculture-Open Space Solid Waste Overlay, (A-OS-PUD-SWP)</u> on 7 parcels (APN: 079-0430-009, 079-0430-022 thru 027).</p> <p>C. Rezone 2.84 acres from <u>General Commercial Planned Unit Development (C-2-PUD) to General Commercial Planned Unit Development Solid Waste Prohibited Overlay Zone, (C-2-PUD-SWP)</u> on 4 parcels (APN: 079-0430-001, 079-0430-005 thru 006, 079-0430-017).</p> <p>D. Rezone 2.81 acres from <u>Light Industrial Zone Planned Unit Development (M-1-PUD) to Light Industrial Zone Planned Unit Development Solid Waste Prohibited Overlay, (M-1-PUD -SWP)</u> on 1 parcel (APN: 079-0430-014,).</p> <p>E. Rezone 29.19 acres from <u>Heavy Industrial Zone (M-2) to Heavy Industrial Zone Solid Waste Prohibited Overlay Zone, (M-2-SWP)</u> on 178 parcels. (APN: 061-0021-008, 061-0021-011 thru 24, 061-0022-003 thru 005, 061-0022-008 thru 10, 061-0022-0014 thru 17, 061-0023-003 thru 004, 061-0023-007 thru 008, 061-0023-015, 061-0023-025, 061-0023-027 thru 030, 061-0024-001 thru 022, 061-0051-006 thru 017, 061-0051-026 thru 033, 061-0051-036 thru 040, 061-</p>	M03-005 Hearing	<p>Todd Leon, 264-5538</p> <p>A-J Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>0052-003 thru 013, 061-0052-022 thru 023, 061-0052-033 thru 036, 061-0053-001 thru 002, 061-0053-005 thru 006, 061-0053-009 thru 010, 061-0053-020 thru 032, 061-0081-001 thru 007, 061-0081-010, 061-0081-013 thru 015, 061-0081-018 thru 026, 061-0082-014, 061-0083-001 thru 019, 061-0111-006 thru 007, 061-0111-012, 061-0111-014 thru 017, 061-0113-001 thru 014).</p> <p>F. Rezone 830.38 acres from <u>Heavy Industrial Zone (M-2S)</u> to <u>Heavy Industrial Zone Solid Waste Prohibited Overlay Zone (M-2S-SWP)</u> on 222 Parcels. APN: 015-0033-008 thru 009, 061-0031-003, 061-0031-007, 061-0031-011, 0061-0031-014 thru 018, 0061-0031-0022 thru 026, 061-0031-028, 031-0041-001 thru 005, 031-0041-007 thru 009, 031-0041- 011 thru 012, 061-0061-003, 0061-0061-25, 061-0061-032 thru 33, 061-0061-039 thru 40, 061-0061-042 thru 47, 061-0071-009 thru 012, 061-0071-014 thru 017, 061-0071-020, 061-0071-022-024, 061-0071-028 thru 031, 061-0091-007, 061-091-010, 061-0091-012 thru 013, 061-0091-15, 061-0091-017 thru 019, 061-0100-001, 061-0100-003, 061-0100-003, 061-0100-006, 061-0100-012 thru 013, 061-0100-015 thru 023, 061-0121-001 thru 004, 061-0131-001 thru 004, 061-0140-035, 061-0140-037, 061-0140-046 thru 048, 061-0140-051 thru 061, 061-140-063, 061-0140-071 thru 072, 061-0140-074 thru 077, 061-0150-003 thru 004, 061-0150-015 thru 016, 061-0150-027 thru 028, 061-0150-042, 061-0150-049, 061-0150-054 thru 059, 078-0190-002 thru 004, 078-0190-009 thru 010, 078-0190-023, 078-0150-025 thru 026, 078-0150-044 thru 045, 079-0241-001 thru 003, 079-0241-006 thru 007, 079-0242-002, 079-0242-004, 079-0242-007, 079-0242-009, 079-0251-003, 079-251-005, 079-251-007 thru 012, 079-0251-014 thru 015, 079-252-001 thru 006, 079-252-008 thru 009, 079-0260-011, 079-0260-013 thru 014, 079-0270-001, 079-0270-004 thru 006, 079-0270-012, 079-0270-015, 079-0270-017 thru 018, 079-0281-001, 079-281-015 thru 024, 079-281-026 thru 027, 079-0282-001 thru 002, 079-282-007, 079-0282-013, 079-282-015 thru 021, 079-282-024, 079-0282-26 thru 027, 079-0300-006, 079-0300-009, 079-0300-012, 079-0300-014 thru 023, 079-0310-034 thru 036, 079-0310-039, 079-0320-007 thru 009, 079-0320-014, 079-0320-016 thru 017.</p> <p>G. Rezone 10.27 acres of <u>Heavy Industrial Zone Planned Unit Development (M-2S-PUD)</u> to <u>Heavy Industrial Zone Planned Unit Development Solid Waste Prohibited Overlay Zone (M-2S-PUD-SWP)</u> on 9 parcels (APN: 079-0291-007 thru 010, 079-02310-029 thru 030, 079-320-003 thru 005.)</p>		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
	<p>H. Rezone 18.9 acres of <u>Heavy Industrial Zone (M-2S-R) to Heavy Industrial Zone Solid Waste Prohibited Overlay Zone M-2S-R-SWP</u> on 20 parcels (APN: 078-0201-006 thru 007, 078-0201-013 thru 014, 078-0202-001 thru 002, 078-0202-006 thru 011, 078-0202-013 thru 017, 078-0202-019 thru 021)</p> <p>I. Rezone 85.9 acres of <u>Office-Business Planned Unit Development (OB-PUD) to Office-Business Planned Unit Development Solid Waste Prohibited Overlay Zone (OB-PUD-SWP)</u> on 18 parcels. (APN: 079-0430-002 thru 004, 079-0430-007, 079-0430-010 thru 013, 079-0430-15 thru 16, 079-0430-018 thru 021, and 079-0430-028 thru 030.</p> <p>J. Rezone 14.69 acres of <u>Shopping Center Planned Unit Development SC-PUD to Shopping Center Planned Unit Development Solid Waste Prohibited Overlay Zone (SC-PUD-SWP)</u> on 2 parcels. (APN: 079-310-006, 079-031-046)</p>		
MISCELLANEOUS			
11.	Election of New Planning Commissioner—Chairman and Vice Chairman		Gary Lane, 264-5608
12.	Citizens Addressing the Planning Commission		
13.	Questions and Ideas of the Planning Commission		