



# CITY OF SACRAMENTO PLANNING COMMISSION



## ●●● AGENDA ●●●

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

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February 27, 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 10<sup>th</sup> 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

<b>JOHN VALENCIA, CHAIR</b> <b>JAMES BACCHINI, VICE-CHAIR</b> <b>THERESA TAYLOR-CARROLL</b> <b>SHELTON DURUISSEAU</b>	<b>VACANT</b> <b>DEBRA JONES</b> <b>PATRICK KENNEDY</b> <b>BOB WASTE</b>
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### SUMMARY OF AGENDA CONTENTS February 27, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Sprint Antenna on W.A.P.A. Tower located at 705 Northfield Dr. South Natomas	P02-161	Consent
2.	66 <sup>th</sup> Street Subdivision	P01-123	Continued to March 13, 2003
3.	Klotz Ranch Del Taco located at the Southwest corner of Klotz Ranch Road and Meadowview Rd	P01-142	Continued to March 13, 2003
4.	Raley Santa Ana Warehouse located at the northwest corner of Raley Boulevard and Santa Ana Avenue	P02-115	Consent
5.	900 University Avenue Office Building	P02-147	Hearing
6.	Bilingual Christian Center located at 1900 Canterbury Road	P02-156	Hearing
7.	Faces Nightclub Expansion and Renovation	P02-167	Continued to April 10, 2003
8.	Cope and McPhetres Marine	P02-172	Consent
9.	Solid Waste Restricted Overlay Ordinance	M01-020	Continued to March 27, 2003
10.	Power Inn Solid Waste Rezone	M03-005	Continued to March 27, 2003
11.	General Plan Consistency Review (65402) to abandon the Public Service Easement located in alley behind City Hall	M03-011	Report Filed
12.	R Street Corridor Plan Streetscape Amendment	M02-104	Consent
13.	Citizens Addressing the Planning Commission		
14.	Questions and Ideas of the Planning Commission		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>			
1.	<p><b>Sprint Antenna on W.A.P.A. Tower located at 705 Northfield Dr. South Natomas.</b> 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><b>A. Environmental Determination:</b> Exempt 15301 (e);</p> <p><b>B. Special Permit</b> to collocate antenna facilities on an existing W.A.P.A. tower in the Single-Family Alternative (R-1A) Zone.</p> <p style="text-align: center;"><b>Continued from February 13, 2003</b></p>	P02-161 Consent	Kenny Wan, 264-2222  A-B Adopt Notice of Decision and Findings of Fact for Approval
<b>NEW BUSINESS</b>			
2.	<p><b>66<sup>th</sup> Street Subdivision</b> located on the east side of 66<sup>th</sup> Street, south of Fruitridge Road and north of Lemon Hill Avenue. Entitlements to subdivide a vacant 3.74± acre parcel into 15 parcels and to construct 15 single-family homes in the Standard Single Family (R-1) and Single Family Alternative (R-1A) zones. (D6) APN 027-0040-074.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption Section 15332;</p> <p><b>B. Tentative Map</b> to subdivide 3.74 vacant acres into 15 parcels in the Standard Single Family (R-1) and the Single Family Alternative (R-1A) zones;</p> <p><b>C. Special Permit</b> allowing construction of 15 detached single-family dwellings in the Single Family Alternative (R-1A) zone.</p>	P01-123	Kimberly Kaufmann-Brisby, 264-5590  Continued to March 13, 2003
3.	<p><b>Klotz Ranch Del Taco located at the Southwest corner of Klotz Ranch Road and Meadowview Rd.</b> Entitlements to construct a 2,300± square foot fast food restaurant with a 24-hour drive-thru service window in the Shopping Center Planned Unit Development (SC-PUD) zone; (D4) APN: 031-0200-023.</p> <p><b>A. Environmental Determination:</b> Prior Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Special Permit</b> to construct a 2,300± square foot restaurant and to allow 24-hour operation of a fast food restaurant drive-thru service window on 1.2± vacant acres in the SC-PUD zone.</p>	P01-142	Ellen Marshall, 264-5851  Continued to March 13, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p><b>Raley Santa Ana Warehouse located at the northwest corner of Raley Boulevard and Santa Ana Avenue.</b> Entitlements to construct a 95,794± square foot warehouse building on 5.2± vacant acres in the Light Industrial Review (M-1S-R) zone. (D2) APN: 215-0260-040.</p> <p><b>A. Environmental Determination:</b> Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Plan Review</b> of a 95,794± square foot one story warehouse building on 5.2± vacant acres in the Light Industrial Review (M-1S-R) zone.</p>	P02-115 Consent	<p>Michael York, 264-8239</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
5.	<p><b>900 University Avenue Office Building</b> located at 900 University Avenue ENTITLEMENTS to construct a 12,000 square foot office building on .57 developed acres in the C-1(R) Campus Commons PUD zone.</p> <p><b>A. Environmental Determination:</b> Exempt per CEQA 15322</p> <p><b>B. Special Permit</b> to construct a 12,000 square foot office building in the C-1(R)(PUD) zone.</p>	P02-147 Hearing	<p>Mark Kraft, 264-8116</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
6.	<p><b>Bilingual Christian Center located at 1900 Canterbury Road.</b> Entitlements to operate a church within the 6,961 square foot former Canterbury Conference center on 0.78± developed acres in the General Commercial (C-2) zone (D2) APN: 275-0240-053.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15301;</p> <p><b>B. Special Permit</b> for a 250 seat church.</p>	P02-156 Hearing	<p>Ted Kozak, 264-1944</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
7.	<p><b>Faces Nightclub Expansion and Renovation</b> located at 2000 K Street. ENTITLEMENTS to construct a 3, 709 square foot addition to an existing bar in the C-2 zone.</p> <p><b>A. Environmental Determination:</b> Exempt 15301(e)</p> <p><b>B. Special Permit</b> to expand an existing bar.</p> <p><b>C. Special Permit</b> to provide off-site parking.</p> <p><b>D. Variance</b> to reduce the front yard setback from 5 feet to 0 feet.</p> <p><b>E. Variance</b> to reduce the street side yard setback from 5 feet to 0 feet.</p>	P02-167	<p>Mark Kraft, 264-8116</p> <p>Continued to April 10, 2003</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p><b>Cope and McPhetres Marine</b> located at Vinci Avenue east of Dry Creek Road. ENTITLEMENTS to construct an 18,640 square foot marine service, repair and parts facility in the Light Industrial-Plan Review (M-1S-R) zone. (D2) APNs:215-0230-030 &amp; 046.</p> <p><b>A. Environmental Determination:</b>Exempt per CEQA 15322</p> <p><b>B. Plan Review</b> to construct an 18,640 square foot building in the M-1S(R) zone.</p> <p><b>C. Parcel Merger</b> to merge two parcels into one parcel.</p> <p><b>D. Variance</b> to waive paving standards for a portion of the project site.</p>	P02-172 Consent	<p>Mark Kraft, 264-8116</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
9.	<p><b>Solid Waste Restricted Overlay Ordinance</b></p> <p><b>A. Environmental Determination:</b> Exempt CEQA Section 15061(b)(3)</p> <p><b>B. General Plan Amendment</b> amending Section 7 regarding the future need and location of new solid waste facilities.</p> <p><b>C. Ordinance</b> 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> <p style="text-align: center;"><b>Continued from February 13, 2003</b></p>	M01-020	<p>Todd Leon, 264-5538</p> <p>Continued to March 27, 2003</p>
10.	<p><b>Power Inn Solid Waste Rezone.</b> 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 21<sup>st</sup> ave. on the east by the City limits, and on the west by the Union Pacific RailRoad Tracks</p> <p><b>A. Environmental Determination:</b> Exempt CEQA Section 15061(b)(3)</p> <p><b>B. Rezone</b> 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: <b>079-0430-009, 079-0430-022</b> thru 027).</p> <p><b>C. Rezone</b> 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: <b>079-0430-001, 079-0430-005</b> thru 006, 079-0430-017).</p> <p><b>D. Rezone</b> 2.81 acres from <u>Light Industrial Zone</u></p>	M03-005	<p>Todd Leon, 264-5538</p> <p>Continued to March 27, 2003</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><u>Planned Unit Development (M-1-PUD) to Light Industrial Zone Planned Unit Development Solid Waste Prohibited Overlay, (M-1-PUD -SWP) on 1 parcel (APN: 079-0430-014).</u></p> <p>E. <b>Rezone</b> 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: <b>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, 061-0052-003 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).</b></p> <p>F. <b>Rezone</b> 830.38 acres from <u>Heavy Industrial Zone (M-2S) to Heavy Industrial Zone Solid Waste Prohibited Overlay Zone (M-2S-SWP)</u> on 222 Parcels. APN: <b>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-</b></p>		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
	<p>017 thru 018, <b>079-0281-001</b>, <b>079-281-015</b> thru 024, <b>079-281-026</b> thru 027, <b>079-0282-001</b> thru 002, <b>079-282-007</b>, <b>079-0282-013</b>, <b>079-282-015</b> thru 021, <b>079-282-024</b>, <b>079-0282-26</b> thru 027, <b>079-0300-006</b>, <b>079-0300-009</b>, <b>079-0300-012</b>, <b>079-0300-014</b> thru 023, <b>079-0310-034</b> thru 036, <b>079-0310-039</b>, <b>079-0320-007</b> thru 009, <b>079-0320-014</b>, <b>079-0320-016</b> thru 017.</p> <p>G. <b>Rezone</b> 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: <b>079-0291-007</b> thru 010, <b>079-02310-029</b> thru 030, <b>079-320-003</b> thru 005.)</p> <p>H. <b>Rezone</b> 18.9 acres of <u>Heavy Industrial Zone (M-2S-R)</u> to <u>Heavy Industrial Zone Solid Waste Prohibited Overlay Zone M-2S-R-SWP</u> on 20 parcels (APN: <b>078-0201-006</b> thru 007, <b>078-0201-013</b> thru 014, <b>078-0202-001</b> thru 002, <b>078-0202-006</b> thru 011, <b>078-0202-013</b> thru 017, <b>078-0202-019</b> thru 021)</p> <p>I. <b>Rezone</b> 85.9 acres of <u>Office-Business Planned Unit Development (OB-PUD)</u> to <u>Office-Business Planned Unit Development Solid Waste Prohibited Overlay Zone (OB-PUD-SWP)</u> on 18 parcels. (APN: <b>079-0430-002</b> thru 004, <b>079-0430-007</b>, <b>079-0430-010</b> thru 013, <b>079-0430-15</b> thru 16, <b>079-0430-018</b> thru 021, and <b>079-0430-028</b> thru 030.</p> <p>J. <b>Rezone</b> 14.69 acres of <u>Shopping Center Planned Unit Development SC-PUD</u> to <u>Shopping Center Planned Unit Development Solid Waste Prohibited Overlay Zone (SC-PUD-SWP)</u> on 2 parcels. (APN: <b>079-310-006</b>, <b>079-031-046</b>)</p> <p style="text-align: center;"><b>Continued from February 13, 2003</b></p>		
11.	<b>General Plan Consistency Review (65402) to abandon the Public Service Easement located in alley behind City Hall</b>	M03-011	Michael York, 264-8239  Report Filed
12	<b>R Street Corridor Plan Streetscape Amendment.</b> Amendment to the R Street Corridor Chapter of the Central City Community Plan to Amend Street Cross-sections and Text.	M02-104 Consent	Mark Kraft, 264-8116
<b>MISCELLANEOUS</b>			
13.	<b>Citizens Addressing the Planning Commission</b>		
14.	<b>Questions and Ideas of the Planning Commission</b>		