



CITY OF SACRAMENTO PLANNING COMMISSION



●●● AGENDA ●●●

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

March 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

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

March 13, 2003

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1.	Cope and McPhetres Marine located at Vinci Avenue east of Dry Creek Road	P02-172	Hearing
2.	Gardenland Monopole located at 615 Northfield	P00-175	Continued to March 27, 2003
3.	KFC/A&W located at the northeast corner of Meadowview Road and Amherst Street	P01-105	Continued to May 22, 2003
4.	66 th Street Subdivision	P01-123	Continued by Applicant to April 24, 2003
5.	Klotz Ranch Del Taco located at the Southwest corner of Klotz Ranch Road and Meadowview Rd.	P01-142	Consent
6.	Regency Park - Parcels 2, 3, 4, 5, and Lot L located north of Club Center Drive and east of Natomas Boulevard	P02-079	Consent
7.	1520 X Street Antennas and Wireless Facility located at 1520 X Street	P02-097	Consent
8.	Meadowview Estates located at South of Meadowview between Amherst and John Still	P02-130	Consent
9.	Country Lane Estates Tentative Map	P02-153	Consent
10.	Bella Rosa Apartment Complex located west of the intersection of Danbrook Drive and Crest Drive	P02-154	Consent
11.	Shoreside & Riverside Half-Plex Located at southeast corner of Shoreside Drive and Riverside Boulevard	P02-165	Consent
12.	Sonn Residential Units located at 3501 and 3511 J Street	P02-173	Consent
13.	Development Activity Report, Year in Review and Fourth Quarter 2002	M02-027	Informational
14.	Gardenland-Northgate Strategic Neighborhood Action Plan (SNAP)	M02-042	Informational
15.	Long Range Planning Progress Report	M02-088	Informational
16.	Citizens Addressing the Planning Commission		
17.	Questions and Ideas of the Planning Commission		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
<u>OLD BUSINESS</u>			
1.	<p>Cope and McPhetres Marine 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 & 046.</p> <p>A. Environmental Determination:Exempt per CEQA 15322</p> <p>B. Plan Review to construct an 18,640 square foot building in the M-1S(R) zone.</p> <p>C. Parcel Merger to merge two parcels into one parcel.</p> <p>D. Variance to waive paving standards for a portion of the project site.</p>	P02-172 Consent	Mark Kraft, 264-8116 A-B Adopt Notice of Decision and Findings of Fact for Approval
<u>NEW BUSINESS</u>			
2.	<p>Gardenland Monopole located at 615 Northfield Drive. (D1) APN: 274-0245-008.</p> <p>A. Environmental Determination: Exempt;</p> <p>B. Special Permit Modification to extend the term limit of a Special Permit for an 80 foot monopole which exceeds the maximum 45 foot height limit located on 0.41 ± developed acres in the General Commercial (C-2) zone.</p>	P00-175	Michael York, 264-8239 Continued by Applicant to March 27, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<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 to March 13, 2003</p>	P01-105	<p>Antonio Ablog, 264-7702</p> <p>Continued to May 22, 2003</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>66th Street Subdivision located on the east side of 66th 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>A. Environmental Determination: Categorical Exemption Section 15332;</p> <p>B. Tentative Map 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>C. Special Permit allowing construction of 15 detached single-family dwellings in the Single Family Alternative (R-1A) zone.</p>	P01-123	<p>Kimberly Kaufmann-Brisby, 264-5590</p> <p>Continued by Applicant to April 24, 2003</p>
5.	<p>Klotz Ranch Del Taco located at the Southwest corner of Klotz Ranch Road and Meadowview Rd. 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>A. Environmental Determination: Prior Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit 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 Consent	<p>Ellen Marshall, 264-5851</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>Regency Park - Parcels 2, 3, 4, 5, and Lot L located north of Club Center Drive and east of Natomas Boulevard. (D1) APN: 201-0540-002 thru -007, and -052.</p> <p>A. Environmental Determination: Addendum to a Previously Adopted Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. General Plan Amendment to re-designate 31.0± acres from 23.4± acres of Low Density Residential and 7.6± acres of Medium Density Residential to 23.8± acres of Low Density Residential and 7.2± acres of Medium Density Residential;</p> <p>D. Community Plan Amendment to re-designate 31.0± acres from 19.3± acres of Medium Density Residential, 6.9± acres of High Density Residential, 1.0± acres of Institutional, 1.0± acres of General Public Facilities (Civic), and 2.8± acres of Major Street to 20.4± acres of Medium Density Residential, 6.4± acres of High Density Residential, 1.4± acres of General Public Facilities (Civic), and 2.8± acres of Major Streets;</p> <p>E. Rezone to re-designate 31.0± acres from 23.4± acres of Multi-Family (R-2A) Planned Unit Development (PUD) zone and 7.6± acres of Multi-Family (R-3) Planned Unit Development (PUD) zone to 23.8± acres of Multi-Family (R-2A) Planned Unit Development (PUD) zone and 7.2± acres of Multi-Family (R-3) Planned Unit Development (PUD) zone;</p> <p>F. PUD Schematic Plan Amendment to depict 93 cluster lots, 104 45' x 75' lots, 7.2± gross acres for High Density Residential, and 1.8± gross acres for a Fire Station on 31.0± gross acres in the Northpointe Park Planned unit Development (PUD);</p> <p>G. Tentative Subdivision Map to subdivide 31.0± acres into 213± parcels;</p> <p>H. Subdivision Modification to modify the street elbow standards for Village A;</p> <p>I. Lot Line Adjustment to relocate the common property lines between two (2) vacant parcels on 18.1± acres in the proposed Multi-Family (R-2A) Planned Unit Development (PUD) zone and Multi-Family (R-3) Planned Unit Development (PUD) zone;</p> <p>J. Special Permit to develop three (3) house plans on 45' x 75' lots in the proposed Multi-Family (R-2A) Planned Unit Development (PUD) zone; and</p> <p>K. Special Permit to develop four (4) house plans on cluster lots in the proposed Multi-Family (R-2A) Planned Unit Development (PUD) zone.</p>	P02-079 Consent	Arwen Wacht, 264-1964 A-B, G-K Adopt Notice of Decision and Findings of Fact for Approval C-F Recommend Approval and Forward to City Council

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p>1520 X Street Antennas and Wireless Facility located at 1520 X Street. Entitlements to allow the co-location of an AT&T Wireless facility on new SMUD pole. (D1) APN: 009-0261-013.</p> <p>A. Environmental Determination: Exempt 15301;</p> <p>B. Special Permit to allow AT&T Wireless to replace an existing 60 foot SMUD pole and co-locate a wireless facility consisting of 3 panel antennas and a raydome on a newly erected 65 foot metal pole.</p>	P02-097 Consent	<p>Ellen Marshall, 264-5851</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
8.	<p>Meadowview Estates located at South of Meadowview between Amherst and John Still. Entitlements to Rezone the site from Single Family Residential (R-1) to Single-Family Alternative (R-1A) and to construct 399 single family homes and 58 halfplexes within the R-1A zone (D8) APN: 052-0010-033, -034, -039, -053, & -054.</p> <p>A. Environmental Determination: Prior Negative Declaration;</p> <p>B. Rezone 117.7± gross acres from Single Family (R-1) zone to Single-Family Alternative (R-1A) zone;</p> <p>C. Special Permit to construct 399 single family homes and 58 halfplex units within the R-1A zone;</p> <p>D. Variance to allow the halfplex unit garages and driveways to be located on the same street frontage;</p> <p>E. Post Subdivision Modification to reduce the P.U.E. from 12.5 feet to 10 feet on the street side yards of the following halfplex lots: 91, 212, 218, 258, 300, 315, 373, and 393.</p>	P02-130 Consent	<p>Ellen Marshall, 264-5851</p> <p>A, C-E Adopt Notice of Decision and Findings of Fact for Approval</p> <p>B, Recommend Approval and Forward to City Council</p>
9.	<p>Country Lane Estates Tentative Map located on the west side of 71st Street, between Fruitridge Road and Lemon Hill Avenue. Entitlements to subdivide a vacant 3± acre parcel into 15 lots in the Standard Single-family (R-1) zone. (D6) APNs: 027-0311-008 and 009.</p> <p>A. Environmental Determination: Categorical Exemption (Section 15332);</p> <p>B. Tentative Map to subdivide a vacant 3± acre parcel into 15 single-family lots in the Standard Single-family (R-1) zone within the South Sacramento Community Plan area.</p>	P02-153 Consent	<p>Kimberly Kaufmann-Brisby 264-5590</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
10.	<p>Bella Rosa Apartment Complex located west of the intersection of Danbrook Drive and Crest Drive. Entitlements to allow the development of an apartment complex on 8.93± undeveloped acres in the Multi-Family (R-3) Northpointe Park Planned Unit Development (PUD) zone in the North Natomas Community Plan area (D1) APN: 225-1060-019.</p> <p>A. Environmental Determination: Addendum to a Previously Adopted Negative Declaration;</p> <p>B. Mitigation Monitoring Plan; and</p> <p>C. Special Permit to develop a 200 unit apartment complex on 8.93± net acres in the Multi-Family (R-3) Planned Unit Development (PUD) zone.</p>	P02-154 Consent	<p>Arwen Wacht, 264-1964</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
11.	<p>Shoreside & Riverside Half-Plex Located at southeast corner of Shoreside Drive and Riverside Boulevard. Council District 4. APN: 030-0810-003</p> <p>A. Environmental Determination: Exempt (CEQA 15332).</p> <p>B. Rezone of 0.4± gross acres of Single-Family Alternative land (R-1A) to Single-Family Alternative land (R-1A) with the deletion of previous condition to provide duplex units.</p> <p>C. Tentative Map to subdivide 0.40± gross acres into 2 parcels.</p>	P02-165 Consent	<p>Antonio Ablog, 264-7702</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>
12.	<p>Sonn Residential Units located at 3501 and 3511 J Street. Council District 3. APN: 007-0072-010,011. ENTITLEMENTS to develop 2 additional residential units on property currently developed with 8 units in the R-3 zone.</p> <p>A. Environmental Determination: Exempt (CEQA 15332).</p> <p>B. Special Permit to waive 2 parking spaces.</p> <p>C. Variance to reduce the street sideyard setback from 25 feet to 12.5 feet.</p> <p>D. Variance to reduce the interior side yard setback between parcels from 3 feet to 0 feet</p> <p>E. Variance to reduce the required 10 foot interior sideyard setback on the eastern side of the site to 7'4".</p>	P02-173 Consent	<p>Mark Kraft, 264-8116</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>
13.	<p>Development Activity Report, Year in Review and Fourth Quarter 2002. Informational Report on the Development Activity Report.</p>	M02-027	<p>Matt Anderson, 264-7584</p> <p>Informational</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
14.	Gardenland-Northgate Strategic Neighborhood Action Plan (SNAP). Informational Report on the Gardenland-Northgate SNAP. (M02-042) (D 1)	M02-042	Stacia Cosgrove, 264-7110 Informational
15.	Long Range Planning Progress Report. Status Report on Multi-Year Work Program.	M02-088	Steve Peterson, 264-5981 Informational
MISCELLANEOUS			
16.	Citizens Addressing the Planning Commission		
17.	Questions and Ideas of the Planning Commission		