



CITY OF SACRAMENTO PLANNING COMMISSION



●●● AGENDA ●●●

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

March 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 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 27, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Gardenland Monopole located at 615 Northfield Drive	P00-175	Hearing
2.	Steamboat Bend Unit 2 Time Extension located at Amherst St. & Cavalier Dr.	P01-051	Consent
3.	Stockton Blvd Mixed Use located at NW corner of Stockton Blvd & 2 nd Ave.	P02-009	Consent
4.	Mulder Estates located at 4851 Warren Avenue, 641, 647, 653 & 635 Main Avenue	P02-054	Consent
5.	Regency Park - Parcels 2, 3, 4, 5, and Lot L located north of Club Center Drive and east of Natomas Boulevard	P02-079	Consent
6.	1520 X Street Antennas and Wireless Facility located at 1520 X Street	P02-097	Consent
7.	Parkview - Parcel 9 located at the southwest corner of Myotis Drive and Duckhorn Drive	P02-140	Consent
8.	Red Lion Inn Signage located at 1401 Arden Way	P02-176	Consent
9.	University Avenue Office Building located at 777 Campus Commons Drive	P02-177	Consent
10.	California Sutter Building Addition located at 2801 to 2831 J Street	P03-009	Hearing
11.	Solid Waste Restricted Overlay Ordinance	M01-020	Continued to a date to be determined
12.	Riverlanding Easement Abandonment	M02-108	Continued by Staff to April 10, 2003
13.	Power Inn Solid Waste Rezone	M03-005	Continued to a date to be determined
14.	Willow Rancho Park Donation	M03-024	Consent
15.	Citizens Addressing the Planning Commission		
16.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<u>NEW BUSINESS</u>		
<p>1. Gardenland Monopole located at 615 Northfield Drive. (D1) APN: 274-0245-008. A. Environmental Determination: Exempt; 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 Hearing	Michael York, 264-8239 A-B Adopt Notice of Decision and Findings of Fact for Denial
<p>2. Steamboat Bend Unit 2 Time Extension located at Amherst St. & Cavalier Dr. Entitlements to subdivide one parcel into 148 single family lots and two open space lots on 28.5± vacant acres in the Standard Single Family Residential (R-1) zones. (D 8) APN: 052-0010-074. A. Environmental Determination: Addendum to Prior Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Map Three-Year Time Extension for Steamboat Bend Unit 2 to subdivide one parcel into 148 single family lots and two open space lots on 28.5± vacant acres in the Standard Single Family Residential (R-1) zones D. Post Subdivision Modification to relocate “A” Way to the eastern boundary, to create an 80 foot wide parkway lot (Lot A), and to relocate Cavalier Drive align with the road created by the approved North Delta Shores project.</p>	P01-051 Consent	Ellen Marshall, 264-5851 A-D Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>3. Stockton Blvd Mixed Use located at NW corner of Stockton Blvd & 2nd Ave. Entitlements to develop a 77,000± square foot mixed use building with 54,800 s.f. of office space, 6,000 s.f. of retail space, and 12 apartment units. (D5) APN: 014-0085-024, -030, -034, -036, -039, & -040.</p> <ul style="list-style-type: none"> A. Environmental Determination: Negative Declaration; B. Rezone the site from Hospital (H) and Single Family Residential (R-1) to General Commercial (C-2); C. Special Permit to exceed 40,000 s.f. of building area in the (C-2) zone and to allow apartments in the (C-2) zone; D. Special Permit to waive 45 parking spaces; E. Variance to exceed the 45 foot height limit in the C-2 zone, to exceed the 35 foot height limit for the portion of the building within 100 feet of residential, and to reduce the front yard setback from 15-feet for the portion of the building over 26-feet in height to 12-feet; F. Variance to allow 7 tandem parking spaces; G. Parcel Merger to merge six parcels 	<p>P02-009 Consent</p>	<p>Ellen Marshall, 264-5851</p> <p>A, C-G Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>4. Mulder Estates located at 4851 Warren Avenue, 641, 647, 653 & 635 Main Avenue. Entitlements to subdivide a 2.5 gross acre parcel into 12 single family residential parcels and to adjust the property lines of four parcels, on a total of 5.0 gross acres in the Single Family Residential (R-1) zone.</p> <ul style="list-style-type: none"> A. Environmental Determination: Exempt, Section 15332; B. Lot Line Adjustment to adjust the property lines of four parcels on a total of 2.5 gross acres in the Single Family Residential (R-1) zone; C. Tentative Map to subdivide 2.5 gross acres into 12 residential lots in the Single Family Residential (R-1) zone; D. Variance to reduce the front setback for Lots 1, 4, and 5 of the Tentative Map, totaling 0.65 net acres in the Single Family Residential (R-1) zone. 	<p>P02-054 Consent</p>	<p>Ted Kozak, 264-1944</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>5. 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> <p style="text-align: center;">Continued from March 13, 2003</p>	<p>P02-079 Consent</p>	<p>Arwen Wacht, 264-1964</p> <p>A-B, G-K Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-F Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>6. 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> <p style="text-align: center;">Continued from March 13, 2003</p>	<p>P02-097 Consent</p>	<p>Ellen Marshall, 264-5851</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>7. Parkview - Parcel 9 located at the southwest corner of Myotis Drive and Duckhorn Drive. ENTITLEMENTS to subdivide a 9.5± gross acre (7.3± net acres) parcel to 93 cluster and non-cluster lots, 13 private drive lots and 4 landscape lots, and to develop 93 single family dwelling units in the Multi-Family Planned Unit Development (R-2A-PUD) zone at Parkview - Parcel 9 in the River View/Parkview PUD in the North Natomas Community Plan Area. (D1) APN: 225-0180-046 (portion of).</p> <p>A. Environmental Determination: Addendum to Prior Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Guidelines Amendment to modify the setback requirements for single-family development in the River View/Parkview Planned Unit Development;</p> <p>D. Tentative Map to subdivide 9.5± gross acres (7.3± net acres) into 93 cluster and non-cluster lots, 13 private drive lots and 4 landscape lots;</p> <p>E. Subdivision Modification to allow non-standard elbow design on 'A' Circle;</p> <p>F. Special Permit to develop four single-family house plans on 93 cluster and non-cluster lots in the Multi-Family Planned Unit Development (R-2A-PUD) zone.</p>	<p>P02-140 Consent</p>	<p>David Hung, 264-5530</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>
<p>8. Red Lion Inn Signage located at 1401 Arden Way. ENTITLEMENTS to place one additional attached sign on an existing hotel General Commercial (C-2) zone (D3) APN: 277-0160-002.</p> <p>A. Environmental Determination: Exempt per CEQA 15332.</p> <p>B. Variance to exceed the 354 square foot signage area limit imposed by condition A-D3. of a prior signage variance approval (P96-023).</p>	<p>P02-176 Consent</p>	<p>Mark Kraft, 264-8116</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>9. University Avenue Office Building located at 777 Campus Commons Drive. ENTITLEMENTS to develop a 39,508 square foot office building on 5.17 partially developed acres in the Limited Commercial [C-1(PUD)] zone, in the Campus Commons PUD (D3) APN: 295-0390-007.</p> <p>A. Environmental Determination: Exempt per CEQA 15332.</p> <p>B. Special Permit to develop a 39,508 square foot office building in the Campus Commons PUD.</p>	P02-177 Consent	<p>Mark Kraft, 264-8116</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>10. California Sutter Building Addition located at 2801 to 2831 J Street. Entitlements to construct a 4,000 square foot expansion and to reduce required parking by 20 spaces for the building addition on 1.2 developed acres in the General Commercial Special Planning District (C-2-SPD) zone.</p> <p>A. Environmental Determination: Exempt, Section 15301(e)(2);</p> <p>B. Special Permit Modification to construct a 4,000 square foot expansion to the existing 77,415 square foot California Sutter Building,</p> <p>C. Special Permit to waive 20 parking spaces for the addition.</p>	P03-009 Hearing	<p>Ted Kozak, 264-1944</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>11. 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> <p style="text-align: center;">Continued from February 13, 2003</p>	M01-020	<p>Todd Leon, 264-5538</p> <p>Continued to a date to be determined</p>
<p>12. Riverlanding Easement Abandonment 65402(a) General Plan Consistency Review (D 7) APN: 031-1360-021 & -022.</p> <p>A. Environmental Determination: Exempt 15301(b)</p> <p>B. Government Code 65402(a) Review of a proposed abandonment of a 24-foot street and two adjacent public utility easements.</p>	M02-108 Consent	<p>Ellen Marshall, 264-5851</p> <p>Continued by Staff to April 10, 2003</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>13. 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, 061-0052-003 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) to 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</p>	<p>M03-005</p>	<p>Todd Leon, 264-5538</p> <p>Continued to a date to be determined</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>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) to 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> <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</u></p>		

AGENDA ITEM		FILE	STAFF RECOMMENDATION
	<p><u>Development SC-PUD to Shopping Center Planned Unit Development Solid Waste Prohibited Overlay Zone (SC-PUD-SWP) on 2 parcels. (APN: 079-310-006, 079-031-046)</u></p> <p style="text-align: center;">Continued from February 13, 2003</p>		
14.	<p>Willow Rancho Park Donation located at the southeast corner of 24th Street and 69th Avenue. (D8) APN: 0490-0151-006. Government Code 65402(a) Review for General Plan consistency to accept a donation of an existing Little League baseball facility to the City for public park use.</p>	M03-024 Consent	Antonio Ablog, 264-7702
MISCELLANEOUS			
15.	Citizens Addressing the Planning Commission		
16.	Questions and Ideas of the Planning Commission		