



# 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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April 10, 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 April 10, 2003

	<b>AGENDA ITEM</b>	<b>FILE</b>	<b>STAFF RECOMMENDATION</b>
1.	<b>Pinegold Estates located north of Pinedale Avenue, 400' east of Marysville Blvd.</b>	<b>P02-030</b>	<b>Consent</b>
2.	<b>Gateway Self-Storage located at the West end of GoldenLand Court, East of the East Drainage Canal, Goldenland PUD</b>	<b>P02-072</b>	<b>Consent</b>
3.	<b>Wayne Court Subdivision located at 4 Wayne Court</b>	<b>P02-133</b>	<b>Consent</b>
4.	<b>Starr Residential Unit located at 541 41<sup>st</sup> Street</b>	<b>P02-150</b>	<b>Hearing</b>
5.	<b>Faces Nightclub Expansion and Renovation</b>	<b>P02-167</b>	<b>Consent</b>
6.	<b>Riverlanding Easement Abandonment</b>	<b>M02-108</b>	<b>Hearing</b>
7.	<b>Citizens Addressing the Planning Commission</b>		
8.	<b>Questions and Ideas of the Planning Commission</b>		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>NEW BUSINESS</b>			
1.	<p><b>Pinegold Estates located north of Pinedale Avenue, 400' east of Marysville Blvd.</b> Various entitlements subdivide a 3.61 gross acre parcel into 23 residential lots (15 single family lots and 8 halfplex lots) in the Single Family Residential (R-1) zone. APN: 276-0132-030 (D2).</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;</p> <p><b>B. Inclusionary Housing Plan;</b></p> <p><b>C. Tentative Map</b> to subdivide a 3.61 gross acre parcel into 23 residential lots (15 single family lots and 8 halfplex lots) in the Single Family Residential (R-1) zone.</p>	P02-030 Consent	Ted Kozak, 264-1944  A-C Adopt Notice of Decision and Findings of Fact for Approval
2.	<p><b>Gateway Self-Storage located at the West end of GoldenLand Court, East of the East Drainage Canal, Goldenland PUD.</b> Entitlements to develop a self-storage facility, office and manager's residence on 5.53 acres in the Employment Center Planned Unit Development (EC-30PUD) zone within the GoldenLand Planned Unit Development. APN 225-1620-009 &amp; 010 &amp; 011; Council District 1.</p> <p><b>A. Environmental Determination:</b> Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Planned Unit Development (PUD) Schematic Plan Amendment</b> to allocate land use types and intensities in the EC-30 zone within the Goldenland PUD;</p> <p><b>D. Lot Line Adjustment</b> to reconfigure the common property lines among three parcels;</p> <p><b>E. Special Permit</b> to develop a 93,877 square foot of self-storage facility, 1,380 square foot of office and 1,300 square foot of manager's residence on a 5.53 undeveloped net acres in the Employment Center Planned Unit Development (EC-30PUD) zone within the GoldenLand Planned Unit Development.</p>	P02-072 Consent	Kenny Wan, 264-2222  A-E Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>3. Wayne Court Subdivision located at 4 Wayne Court.</b> Tentative Parcel Map to subdivide 5.8 gross acres into 11 parcels for industrial development in the Heavy Industrial Plan Review (M-2S-R) zone at 4 Wayne Court east of South Watt Avenue. APN: 062-0060-091. Council District 6.</p> <p><b>A. Environmental Determination:</b> Prior Negative Declaration (P00-013)</p> <p><b>B. Tentative Parcel Map</b> to subdivide 5.8 gross acres into 11 parcels for industrial development.</p>	P02-133 Consent	Antonio Ablog, 264-7702  A-B Adopt Notice of Decision and Findings of Fact for Approval
<p><b>4. Starr Residential Unit located at 541 41<sup>st</sup> Street.</b> Entitlements to construct a new 585 square foot garage, with a 629 square foot second unit above, in the R-1 zone (D3) APN004-0242-009.</p> <p><b>A. Environmental Determination:</b> Exempt 15301(e)</p> <p><b>B. Variance</b> to reduce the rear yard setback from 15 feet to 6 inches.</p> <p><b>C. Variance</b> to reduce the interior side yard setback from 5 feet to 0 feet.</p> <p><b>D. Variance</b> to reduce the driveway distance from 20 feet to 18 feet.</p>	P02-150 Hearing	Mark Kraft, 264-8116  A-D Adopt Notice of Decision and Findings of Fact for Approval
<p><b>5. 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 Consent	Mark Kraft, 264-8116  A-E Adopt Notice of Decision and Findings of Fact for Approval
<p><b>6. Riverlanding Easement Abandonment 65402(a)</b> General Plan Consistency Review (D 7) APN: 031-1360-021 &amp; -022.</p> <p><b>A. Government Code 65402(a)</b> Review of a proposed abandonment of a 24-foot street and two adjacent public utility easements.</p>	M02-108 Hearing	Ellen Marshall, 264-5851  A Adopt Notice of Decision and Findings of Fact for Approval
<b>MISCELLANEOUS</b>		
<b>7. Citizens Addressing the Planning Commission</b>		
<b>8. Questions and Ideas of the Planning Commission</b>		

