



CITY OF SACRAMENTO PLANNING COMMISSION



●●● AGENDA ●●●

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

May 8, 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

DEBRA JONES
PATRICK KENNEDY
BOB WASTE
JOSEPH YEE

SUMMARY OF AGENDA CONTENTS May 8, 2003

AGENDA ITEM	FILE	STAFF RECOMMENDATION
1. Gardenland Monopole located at 615 Northfield	P00-175	Hearing
2. 66 th Street Subdivision located on the east side of 66 th Street, south of Fruitridge Road and north of Lemon Hill Avenue	P01-123	Consent
3. Meadowview Estates Inclusionary Housing Plan Amendment located South of Meadowview Road between Amherst Way and John Still Drive	P02-170	Continued by Staff to May 22, 2003
4. Appeal of Zoning Administrator's Decision	Z02-272	Hearing
5. Sacramento Pines Apartments, located on the northeastern corner of Calvine and Franklin roads	P01-126	Continued by Applicant to May 22, 2003
6. College Oak Towing Facility located at 4125 Winters Street	P02-014	Consent
7. Valero Gas & Convenience Market located at the northeast corner of Marysville Blvd. and Los Robles Blvd.	P02-056	Consent
8. Power Inn Road Jack in the Box located at the Northwest corner of Power Inn Road and Cucamonga Avenue	P02-087	Continued by Applicant to May 22, 2003
9. Maria's Tacos located at 6367 Power Inn Road	P02-143	Consent
10. Children's Home Connection Private School located at 7005 Luther Drive	P02-148	Consent
11. Airgas Annexation and Pre-zone located at 6715 Florin Perkins Road	P02-149	Consent
12. LAL Corporate Center located at the southeast corner of Corporate Way and Greenhaven Drive	P03-003	Consent
13. St Francis Temporary Parking located at 6051 M Street	P03-019	Continued by Applicant to May 22, 2003
14. Solid Waste Policy and Overlay Ordinance	M01-020	Hearing
15. Power Inn Solid Waste Rezone	M03-005	Hearing
16. Citizens Addressing the Planning Commission		
17. Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS		
<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 style="text-align: right;">Continued from April 24, 2003</p></p>	<p>P00-175 Hearing</p>	<p>Michael York, 264-8239 A-B Adopt Notice of Decision and Findings of Fact for Denial</p>
<p>2. 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 20 parcels and to construct 11 single-family homes and eight (8) half-plex units in the Standard Single Family (R-1) and Single Family Alternative (R-1A) zones. (D6) APN 027-0040-074. A. Environmental Determination: Categorical Exemption Section 15332; B. Tentative Map to subdivide 3.74± vacant acres into 11 single-family parcels, eight (8) half-plex parcels, and one (1) landscape parcel in the Standard Single Family (R-1) and the Single Family Alternative (R-1A) zones; C. Special Permit allowing construction of 11 detached single-family dwellings and eight (8) half-plex units in the Single Family Alternative (R-1A) zone. <p style="text-align: right;">Continued from April 24, 2003</p></p>	<p>P01-123 Consent</p>	<p>Kimberly Kaufmann-Brisby, 264-5590 A-C Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
3.	<p>Meadowview Estates Inclusionary Housing Plan Amendment located South of Meadowview Road between Amherst Way and John Still Drive. (D8) APN: 052-0010-033, 039, 053, 054. Entitlements to amend an existing inclusionary housing plan to construct affordable housing units on an off-site location in lieu of constructing inclusionary units on-site as previously approved.</p> <p>A. Environmental Determination: Prior Negative Declaration;</p> <p>B. Inclusionary Housing Plan Amendment to remove the on-site inclusionary housing requirement and to instead construct affordable units off-site on a 9.83 acre parcel of R-2B-PUD zoned land located at the southeast corner of Bruceville Road and Jacinto Avenue.</p> <p style="text-align: center;">Continued from April 24, 2003</p>	P02-170 Hearing	Tom Pace, 264-6848 Continued by Staff to May 22, 2003
4.	<p>Appeal of Zoning Administrator's Decision – Accessory Structure. APN: 004-0271-018. Council District 3.</p> <p>A. Environmental Determination: Exempt; 15301.</p> <p>B. Appeal of a Zoning Administrator's Approval of a Special Permit to exceed the maximum lot coverage of 40% to 43% for a 905-square foot detached garage addition on 0.15± developed acres in the Standard Single Family (R-1) zone.</p> <p>C. Appeal of a Zoning Administrator's Approval of a Special Permit to exceed the maximum overall height of 18 feet to 22 feet, 9 inches for a 905-square foot detached garage addition on 0.15± developed acres in the Standard Single Family (R-1) zone.</p>	Z02-272 Hearing	Lindsey Alagozian, 264-2659 A-C Approve the Appeal for the project to exceed the maximum overall height limit and Deny the Appeal for the project to exceed the maximum lot coverage for an accessory structure.
<u>NEW BUSINESS</u>			
5.	<p>Sacramento Pines Apartments, located on the northeastern corner of Calvine and Franklin roads (APN#: 117-0160-050). Entitlements to construct a 168-unit apartment complex on 10.2+/- gross acres in the Multifamily Review (R-2B-R) zone. (D8) APN: 117-0160-050.</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan; C. Plan Review of a proposed 168-unit apartment complex on 10.2+/- gross acres in the R-2B-R zone;</p> <p>C. Special Permit for a gated development in the R-2B-R zone;</p> <p>D. Inclusionary Housing Plan</p>	P01-126 Hearing	Julie Sontag, 264-5691 Continued by Applicant to May 22, 2003

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>6. College Oak Towing Facility located at 4125 Winters Street. Various entitlements to construct a 14,461± square foot towing facility on 4.69± acres in the Light Industrial Review (M-1-R) zone. APN: 238-0180-026, -042. Council District 2.</p> <p>A. Environmental Determination: Exempt Section 15332;</p> <p>B. Plan Review to construct a 14,461 square foot towing facility, totaling 4.69± acres in the Light Industrial Review (M-1-R) zone;</p> <p>C. Lot Line Merger to merge two parcels into one, totaling 4.69± acres in the Light Industrial Review (M-1-R) zone.</p>	<p>P02-014 Consent</p>	<p>Ted Kozak, 264-1944</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>7. Valero Gas & Convenience Market located at the northeast corner of Marysville Blvd. and Los Robles Blvd. Entitlements to allow the sale of alcohol for off-site consumption at a proposed 4,224 square foot convenience market on 0.59±acres in the General Commercial (C-2) zone. North Sacramento Community Plan Area; APN: 251-0230-038 & 039; (D2).</p> <p>A. Environmental Determination: Exempt, Section 15302 (b).</p> <p>B. Special Permit for the sale of beer and wine for off-site consumption within a 4,224 square foot convenience market;</p> <p>C. Special Permit to extend the hours of operation for a convenience market in a General Commercial Zone (C-2);</p> <p>D. Lot Line Merger to merge two lots into one totaling 0.59±acres in the General Commercial Zone (C-2).</p>	<p>P02-056 Consent</p>	<p>Kenny Wan, 264-2222</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>8. Power Inn Road Jack in the Box located at the Northwest corner of Power Inn Road and Cucamonga Avenue. Entitlements to construct a 2,100+ square foot fast food restaurant with a 24-hour drive-thru service window in the Heavy Industrial (M-2S) zone; (D6) APN: 079-0270-012 & -013.</p> <p>A. Environmental Determination: Categorical Exemption 15303(c);</p> <p>B. Special Permit to construct a 2,100+ square foot restaurant and to allow 24-hour operation of a fast food restaurant drive-thru service window on 0.88+ vacant acres in the M-2S zone;</p> <p>C. Lot Line Adjustment to adjust the boundaries of two existing parcels to create Parcel 1 totaling 0.88+ acres in size and Parcel 2 totaling 0.75+ acres in size.</p>	<p>P02-087 Consent</p>	<p>Ellen Marshall, 264-5851</p> <p>Continued by Applicant to May 22, 2003</p>
<p>9. Maria's Tacos located at 6367 Power Inn Road. Entitlements to construct a restaurant drive-through service facility within the South Sacramento Community Plan Area. APN: 038-0273-021 (D6)</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit to construct a drive-through facility in the General Commercial (C-2) zone.</p>	<p>P02-143 Consent</p>	<p>Kimberly Kaufmann-Brisby, 264-5590</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>10. Children's Home Connection Private School located at 7005 Luther Drive. Entitlements to operate a K-12 private special education school for 10 students in a 5018 square foot portion of an existing 15,842 square foot office building in the Light Industrial (M-1S) zone at the southeast corner of Luther Drive and Turnbridge Drive. APN: 041-0112-029. Council District 5.</p> <p>A. Environmental Determination: Exempt CEQA 15301 (a)</p> <p>B. Special Permit to operate a K-12 private special education school (10 student maximum) in the Light Industrial (M-1S) zone.</p>	<p>P02-148 Consent</p>	<p>Antonio Ablog, 264-7702</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>11. Airgas Annexation and Pre-zone located at 6715 Florin Perkins Road. Entitlements to develop the site with an acetylene gas fill plant within the Heavy Industrial Review (M-2S-R) zone (D6) APN: 064-0020-027 & -028.</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Pre-zone 14.8± gross acres from County Light Industrial (M-1) to City Heavy Industrial Review (M-2S-R) zone;</p> <p>D. Plan Review to construct a new Airgas Plant Facility, including acetylene manufacture, gas cylinder filling and distribution, and administrative offices within the M-2S-R zone</p> <p>E. Parcel Merger to merge two parcels totaling 14.8± gross acres.</p> <p>F. Reorganization: Annexation to the City of Sacramento and Detachment from the Southgate Park and Recreation District.</p>	<p>P02-149 Consent</p>	<p>Ellen Marshall, 264-5851</p> <p>A-F Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>12. LAL Corporate Center located at the southeast corner of Corporate Way and Greenhaven Drive. Entitlements to construct an 11,243.6 square foot office building on 1.0134 gross acres of the Office Building (OB-EA-3) zone in the Greenhaven Executive Planned Unit Development at the Southeast Corner of Greenhaven Drive and Corporate Way. APN: 031-0054-011. Council District 7.</p> <p>A. Environmental Determination: Prior Negative Declaration (P96-104);</p> <p>B. Special Permit to construct an 11,244± square foot office building on 1.01± gross acres of the Office Building Executive Airport Approach (OB-EA3, PUD) zone in the Greenhaven Executive Planned Unit Development at the southeast corner of Greenhaven Drive and Corporate Way;</p>	<p>P03-003 Consent</p>	<p>Antonio Ablog, 264-77020</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>13. St Francis Temporary Parking located at 6051 M Street. Entitlements to waive various development standards for a temporary parking lot located on the ball fields for up to 2 years, on a portion of 20± developed acres in the Single Family (R-1) zone. APN: 008-0315-002, 008-0020-028, -003. Council District 3.</p> <p>A. Environmental Determination: Exempt Section 15301;</p> <p>B. Variance to waive tree shading requirements for a temporary parking lot on a portion of 20± developed acres in the Single Family (R-1) zone;</p> <p>C. Variance to waive full parking lot paving standards for a temporary parking lot on a portion of 20± developed acres in the Single Family (R-1) zone;</p> <p>D. Variance to waive a required wall abutting three single family houses along the western property line of a portion of 20± developed acres in the Single Family (R-1) zone.</p>	P03-019	Ted Kozak, 264-1944 Continued by Applicant to May 22, 2003
<p>14. Solid Waste Policy and 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, Chapter 17.183 to Title 17 of the Sacramento City Code to establish Solid Waste Restricted Overlay Zone, amending Section 17.136.020 of Title 17 to add a reference to the Solid Waste Restricted Overlay Zone (SWR) and amending section 17.16.010 of Title 17, to add definitions for landfill, inert landfill, inert waste and solid waste landfill.</p> <p style="text-align: center;">Continued from February 13, 2003</p>	M01-020 Hearing	Todd Leon, 264-5538 A-C Recommend Approval and Forward to City Council
<p>15. 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</u></p>	M03-005 Hearing	Todd Leon, 264-5538 A-J Recommend Approval and Forward to City Council

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><u>Unit Development (C-2-PUD) to General Commercial Planned Unit Development Solid Waste Prohibited Overlay Zone, (C-2-PUD-SWP) on 4 parcels (APN: 079-0430-001, 079-0430-005 thru 006, 079-0430-017).</u></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) on 1 parcel (APN: 079-0430-014).</u></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) 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).</u></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) 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</u></p>		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>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 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> <p style="text-align: center;">Continued from February 13, 2003</p>		
MISCELLANEOUS		
16.	Citizens Addressing the Planning Commission	
17.	Questions and Ideas of the Planning Commission	