



# 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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May 22, 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>DEBRA JONES</b> <b>PATRICK KENNEDY</b> <b>BOB WASTE</b> <b>JOSEPH YEE</b>
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**SUMMARY OF AGENDA CONTENTS**  
**May 22, 2003**

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Valero Gas & Convenience Market located at the northeast corner of Marysville Blvd. and Los Robles Blvd.	P02-056	Consent
2.	Meadowview Estates Inclusionary Housing Plan Amendment located South of Meadowview Road between Amherst Way and John Still Drive	P02-170	Continued by Applicant to June 12, 2003
3.	Street Rename of Rosin Boulevard to Fong Ranch Road, located at Rosin Boulevard, off San Juan Road	P99-049	Consent
4.	Sacramento Pines Apartments, located on the northeastern corner of Calvine and Franklin roads	P01-126	Hearing
5.	Precision Auto Works located at 2010 3 <sup>rd</sup> Street	P01-039	Consent
6.	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 June 12, 2003
7.	1520 X Street Antennas and Wireless Facility located at 1520 X Street	P02-097	Continued by Applicant to June 26, 2003
8.	Goldenland Business and Industrial Park located at the west of Gateway Park Blvd and south of Terracina Drive in the Goldenland PUD, North Natomas	P02-142	Consent
9.	71 <sup>st</sup> Street Estates located at 71 <sup>st</sup> Street South of Fruitridge	P02-162	Consent
10.	Pell Drive Warehouses located on the east side of Pell Drive 3/4" miles south of Main Avenue	P02-175	Consent
11.	Phoenix Park located at the Southwest corner of Franklin Boulevard and G Parkway	P03-006	Hearing
12.	St Francis Temporary Parking located at 6051 M Street	P03-019	Consent
13.	Solid Waste Policy and Overlay Ordinance	M01-020	Hearing
14.	Power Inn Solid Waste Rezone	M03-005	Hearing
15.	Alhambra Blvd. & 30 <sup>th</sup> Street Alley Abandonment located between Alhambra Blvd. & 30 <sup>th</sup> Street	M03-063	Report Filed
16.	Amendments to the North Natomas Development Guidelines	M03-066	Continued by Staff to June 5, 2003
17.	General Plan Consistency (65402 Review) located at 20 Bicentennial Circle	M03-084	Report Filed
18.	Zoning Ordinance Amendment for Franklin Villa Community Serving Uses	M03-086	Hearing
19.	Citizens Addressing the Planning Commission		
20.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b><u>OLD BUSINESS</u></b>		
<p>1. <b>Valero Gas &amp; Convenience Market located at the northeast corner of Marysville Blvd. and Los Robles Blvd.</b> 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 &amp; 039; (D2).</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15302 (b).</p> <p><b>B. Special Permit</b> for the sale of beer and wine for off-site consumption within a 4,224 square foot convenience market;</p> <p><b>C. Special Permit</b> to extend the hours of operation for a convenience market in a General Commercial Zone (C-2);</p> <p><b>D. Lot Line Merger</b> 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>Deny the Special Permit for Beer and Wine Sales Subject to Findings of Fact in the NOD</p>
<p>2. <b>Meadowview Estates Inclusionary Housing Plan Amendment located South of Meadowview Road between Amherst Way and John Still Drive.</b> (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><b>A. Environmental Determination:</b> Prior Negative Declaration;</p> <p><b>B. Inclusionary Housing Plan Amendment</b> 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: right;"><b>Continued from April 24, 2003</b></p>	<p>P02-170 Hearing</p>	<p>Tom Pace, 264-6848</p> <p>Continued by Applicant to June 12, 2003</p>
<b><u>NEW BUSINESS</u></b>		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<p><b>Street Rename of Rosin Boulevard to Fong Ranch Road, located at Rosin Boulevard, off San Juan Road.</b> Entitlements to change the name of Rosin Boulevard to Fong Ranch Road in the South Natomas Community Plan Area. (D1) APN: Adjacent to 225-0170-052, -054, -055.</p> <p><b>A. Environmental Determination:</b> Environmental Determination: EXEMPT (CEQA Section 15061(b)(3));</p> <p><b>B. Street Name Change</b> of Rosin Boulevard off San Juan Road to Fong Ranch Road.</p>	P99-049 Consent	<p>David Hung, 264-5530</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
4.	<p><b>Sacramento Pines Apartments, located on the northeastern corner of Calvine and Franklin roads</b> (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><b>A. Environmental Determination:</b> Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Plan Review</b> of a proposed 168-unit apartment complex on 10.2+/- gross acres in the R-2B-R zone;</p> <p><b>D. Special Permit</b> for a gated development in the R-2B-R zone;</p> <p><b>E. Inclusionary Housing Plan</b></p>	P01-126 Hearing	<p>Julie Sontag, 264-5691</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>5. Precision Auto Works located at 2010 3<sup>rd</sup> Street.</b>                      Various entitlements to rezone a parcel containing an existing auto repair shop, to renovate an existing commercial building, to add additional landscaping and fencing, and to merge four parcels into one, on 0.39" developed acres in the proposed General Commercial Neighborhood Commercial (C-2-NC) zone. APN: 009-0103-022, -009, -024, -026 (D4).</p> <p><b>A. Environmental Determination:</b> Exempt Section 15301;</p> <p><b>B. Rezone</b> of 0.39" developed acres from Residential Office (RO) to General Commercial Neighborhood Corridor (C-2-NC) zone;</p> <p><b>C. Lot Line Merger</b> to merge four parcels into one (APN: 009-0103-022, -009, -024, -026), totaling 0.39" developed acres in the proposed General Commercial Neighborhood Corridor (C-2-NC) zone;</p> <p><b>D. Special Permit</b> to operate automotive repair services on 0.39" developed acres in the proposed General Commercial Neighborhood Corridor (C-2-NC) zone.</p> <p style="text-align: center;"><b>Continued from August 23, 2001</b></p>	P01-039 Consent	Ted Kozak, 264-1944  A, C, D Adopt Notice of Decision and Findings of Fact for Approval  B Recommend Approval and Forward to City Council
<p><b>6. Power Inn Road Jack in the Box located at the Northwest corner of Power Inn Road and Cucamonga Avenue.</b> 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 &amp; -013.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption 15303(c);</p> <p><b>B. Special Permit</b> 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><b>C. Lot Line Adjustment</b> 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>	P02-087 Consent	Ellen Marshall, 264-5851  Continued by Applicant to June 12, 2003

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>7. <b>1520 X Street Antennas and Wireless Facility located at 1520 X Street.</b> Entitlements to allow the co-location of an AT&amp;T Wireless facility on new SMUD pole. (D1) APN: 009-0261-013.</p> <p><b>A. Environmental Determination:</b> Exempt 15301;</p> <p><b>B. Special Permit</b> to allow AT&amp;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;"><b>Continued from March 13, 2003</b></p>	<p>P02-097 Consent</p>	<p>Ellen Marshall, 264-5851</p> <p>Continued by Applicant to June 26, 2003</p>
<p>8. <b>Goldenland Business and Industrial Park located at the west of Gateway Park Blvd and south of Terracina Drive in the Goldenland PUD, North Natomas.</b> Various entitlements to construct two Industrial/Office Parks on 13.5± acres (Gross) in the Employment Center (EC-30) Zone within the Goldenland Planned Unit Development (PUD). The first project site (Flex Project) consists of 11 buildings totaling 115,528± square feet of office/warehouse/manufacturing uses. The second project site (Incubator Project) consists of 6 buildings totaling 62,464± square feet of office/manufacturing/research and development/small warehouse uses. The project will create two common lots for the parking areas. (D1) APN: portion of 225-1620-010&amp;011, 225-0162-005 through 008.</p> <p><b>A. ENVIRONMENTAL DETERMINATION:</b> Negative Declaration</p> <p><b>B. MITIGATION MONITORING PLAN</b></p> <p><b>C. PUD GUIDELINES AMENDMENT</b> to update the Light Industrial uses and the Employment Center Section of the Goldenland PUD Guidelines;</p> <p><b>D. PUD SCHEMATIC PLAN AMENDMENT</b> to depict the seventeen industrial and office buildings totaling 177,992± square feet in the Employment Center 30 (EC-30) Zone within the GoldenLand PUD;</p> <p><b>E. TENTATIVE MAP</b> to subdivide six parcels into nineteen parcels in the Employment Center (EC-30) Zone within the GoldenLand PUD;</p> <p><b>F. SPECIAL PERMIT</b> to construct seventeen buildings totaling 177,992± square feet on 13.5± gross acres EC-30 zone.</p>	<p>P02-142 Consent</p>	<p>Kenny Wan, 264-2222</p> <p>A-F Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>9. 71<sup>st</sup> Street Estates located at 71<sup>st</sup> Street South of Fruitridge.</b> Tentative Map to subdivide 3.09± gross acres into 21 single family lots in the Standard Single Family (R-1) zone on 71st Street south of Fruitridge Road. APN: 027-0231-002, 005 Council District 6.</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA 15332).</p> <p><b>B. Tentative Map</b> to subdivide 3.09± gross acres into 21 single family lots in the Standard Single Family (R-1) zone</p> <p><b>C. Subdivision Modification</b> to allow for the creation of a deep lot in the Standard-Single Family (R-1) zone (lots 20 and 21).</p>	<p>P02-162 Consent</p>	<p>Antonio Ablog, 264-7702</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p><b>10. Pell Drive Warehouses located on the east side of Pell Drive 3/4" miles south of Main Avenue.</b> Entitlements to subdivide one parcel into six lots and construct five small warehouse buildings totaling 29,625" square feet on 2.6" vacant acres in the Light Industrial Review (M-1S-R) zone. (D2) APN: 237-0400-024.</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Section 15332);</p> <p><b>B. Tentative Map</b> to subdivide one parcel into six lots on 2.6" vacant acres in the Light Industrial Review (M-1S-R) zone;</p> <p><b>C. Plan Review</b> of four 4,800" square foot warehouse buildings and one 10,425" square foot warehouse building on 2.6" vacant acres in the Light Industrial Review (M-1S-R) zone.</p>	<p>P02-175 Consent</p>	<p>Michael York, 264-8239</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>11. Phoenix Park located at the Southwest corner of Franklin Boulevard and G Parkway.</b> Entitlements to convert 464 existing condominium units in 114 buildings to a single 360 unit apartment complex and to locate community serving uses in a proposed 8,960 square foot residential activity center on 30.5± gross acres in the Multi-Family (R-3) zone at the southwest corner of Franklin Boulevard and G Parkway. District 8 APN:                      049-0291-001 through 009, 049-0292-001 through 010, 049-0293-001 through 017, 049-0301-008 through 025049-0302-002 through 011, 13 through 019, 022 through 029049-0303-007 through 007, 11 through 16 049-0304-304 001 through 008, 11 through 019, 022, 021</p> <p><b>A. Environmental Determination:</b> Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Plan Review</b> to remodel and reconfigure 464 existing condominium units in 114 buildings the Multi-Family (R-3) zone;</p> <p><b>D. Special Permit</b> to locate community serving uses in a 8960 square foot apartment complex recreation building in the R-3 zone;</p> <p><b>E. Tentative Map</b> to merge and subdivide 30.5± gross acres into 6 parcels in the R-3 Multi-Family (R-3) zone;</p> <p><b>F. Subdivision Modification</b> to allow nonstandard street and sidewalk</p>	<p>P03-006 Hearing</p>	<p>Antonio Ablog, 264-7702</p> <p>A-F Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>12. St Francis Temporary Parking located at 6051 M Street.</b> 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><b>A. Environmental Determination:</b> Exempt Section 15301;</p> <p><b>B. Variance</b> 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><b>C. Variance</b> 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><b>D. Variance</b> 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> <p style="text-align: center;"><b>Continued from May 8, 2003</b></p>	<p>P03-019 Consent</p>	<p>Ted Kozak, 264-1944</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
<p><b>13. Solid Waste Policy and 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, 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;"><b>Continued from February 13, 2003</b></p>	<p>M01-020 Hearing</p>	<p>Todd Leon, 264-5538</p> <p>A-C Recommend Approval and Forward to City Council</p>
<p><b>14. 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 style="padding-left: 40px;"><b>A. Environmental Determination:</b> Exempt CEQA Section 15061(b)(3)</p> <p style="padding-left: 40px;"><b>B. Rezone</b> 139.74 acres from <u>Agriculture-Open Space Zone (A-OS-PUD)</u> <u>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>M03-005 Hearing</p>	<p>Todd Leon, 264-5538</p> <p>A-J Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>C. <b>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>D. <b>Rezone</b> 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: <b>079-0430-014</b>).</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</b> thru 24, <b>061-0022-003</b> thru 005, <b>061-0022-008</b> thru 10, <b>061-0022-0014</b> thru 17, <b>061-0023-003</b> thru 004, <b>061-0023-007</b> thru 008, <b>061-0023-015, 061-0023-025, 061-0023-027</b> thru 030, <b>061-0024-001</b> thru 022, <b>061-0051-006</b> thru 017, <b>061-0051-026</b> thru 033, <b>061-0051-036</b> thru 040, <b>061-0052-003</b> thru 013, <b>061-0052-022</b> thru 023, <b>061-0052-033</b> thru 036, <b>061-0053-001</b> thru 002, <b>061-0053-005</b> thru 006, <b>061-0053-009</b> thru 010, <b>061-0053-020</b> thru 032, <b>061-0081-001</b> thru 007, <b>061-0081-010, 061-0081-013</b> thru 015, <b>061-0081-018</b> thru 026, <b>061-0082-014, 061-0083-001</b> thru 019, <b>061-0111-006</b> thru 007, <b>061-0111-012, 061-0111-014</b> thru 017, <b>061-0113-001</b> thru 014).</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</b> thru 009, <b>061-0031-003, 061-0031-007, 061-0031-011, 0061-0031-014</b> thru 018, <b>0061-0031-0022</b> thru 026, <b>061-0031-028, 031-0041-001</b> thru 005, <b>031-0041-007</b> thru 009, <b>031-0041- 011</b> thru 012, <b>061-0061-003, 0061-0061-25, 061-0061-032</b> thru 33, <b>061-0061-039</b> thru 40, <b>061-0061-042</b> thru 47, <b>061-0071-009</b> thru 012, <b>061-0071-014</b> thru 017, <b>061-0071-020, 061-0071-022-024, 061-0071-028</b> thru 031, <b>061-0091-007, 061-091-010, 061-0091-012</b> thru 013, <b>061-0091-15, 061-0091-017</b> thru 019, <b>061-0100-001, 061-0100-003, 061-0100-003, 061-0100-006, 061-0100-012</b> thru 013, <b>061-0100-015</b> thru 023, <b>061-0121-001</b> thru 004, <b>061-0131-001</b> thru 004, <b>061-0140-035, 061-0140-037, 061-0140-046</b> thru 048, <b>061-0140-051</b> thru 061, <b>061-140-063, 061-0140-071</b> thru 072, <b>061-0140-074</b> thru 077, <b>061-0150-003</b> thru 004, <b>061-0150-015</b> thru 016, <b>061-0150-027</b> thru 028, <b>061-0150-042, 061-0150-049, 061-0150-054</b> thru 059, <b>078-0190-002</b> thru 004, <b>078-0190-009</b> thru 010,</p>		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>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.</b></p> <p>G. <b>Rezone</b> 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: <b>079-0291-007 thru 010, 079-02310-029 thru 030, 079-320-003 thru 005.</b>)</p> <p>H. <b>Rezone</b> 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: <b>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)</b></p> <p>I. <b>Rezone</b> 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: <b>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.</b></p> <p>J. <b>Rezone</b> 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: <b>079-310-006, 079-031-046)</b></p> <p style="text-align: center;"><b>Continued from February 13, 2003</b></p>		
<p><b>15. Alhambra Blvd. &amp; 30<sup>th</sup> Street Alley Abandonment located between Alhambra Blvd. &amp; 30<sup>th</sup> Street. (D3) APN: Adjacent to 003-0112-001, 003-0112-017, 003-0112-018, 003-0112-020, 003-0112-021. <b>65402(a) Review</b> for General Plan consistency to abandon the alley bounded by C St., D St., Alhambra Blvd., and 30<sup>th</sup> St.</b></p>	M03-063	Michael York, 264-8239  Report Filed

<b>AGENDA ITEM</b>		<b>FILE</b>	<b>STAFF RECOMMENDATION</b>
<b>16.</b>	<p><b>Amendments to the North Natomas Development Guidelines</b> Entitlements to amend the existing adopted North Natomas Development Guidelines. (D1) North Natomas.</p> <p><b>A. Environmental Determination:</b> Exempt;</p> <p><b>B. North Natomas Development Guidelines Amendment</b> to amend text and the plant species list of the North Natomas Development Guidelines adopted in October, 1994.</p>	M03-066 Consent	<p>Donna Decker, 808-5698</p> <p>Continued by Staff to June 5, 2003</p>
<b>17.</b>	<p><b>General Plan Consistency (65402 Review) located at 20 Bicentennial Circle.</b> 65402 Review for the purchase of the property by the Sacramento City Unified School District for a Charter High School on 2.81" developed acres in the General Commercial (C-2) zone; APN: 079-0420-006. Council District 6. A. Government Code 65402 Review (General Plan Consistency) for the purchase of property for a 500 student charter school in an existing 40,880 square foot office building.</p>	M03-084	<p>Ted Kozak, 264-1944</p> <p>Report Filed</p>
<b>18.</b>	<p><b>Zoning Ordinance Amendment for Franklin Villa Community Serving Uses. An Ordinance Amending Sacramento City Code Section 17.24.050(74)</b> relating to Franklin Villa Community Serving Uses to remove the requirement that community serving uses only be conducted on property owned and controlled by the Sacramento Housing and Redevelopment Agency.</p>	M03-086 Hearing	<p>Tom Pace, 264-6848</p> <p>Recommend Approval and Forward to City Council</p>
<b>MISCELLANEOUS</b>			
<b>19.</b>	<b>Citizens Addressing the Planning Commission</b>		
<b>20.</b>	<b>Questions and Ideas of the Planning Commission</b>		