



# 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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June 12, 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 ITEMS** 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

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## SUMMARY OF AGENDA CONTENTS June 12, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Welsh Map located at 7620 River Ranch Way	P00-151	Consent
2.	Gardenland Monopole located at 615 Northfield Drive	P00-175	Hearing
3.	Sacramento Pines Apartments, located on the northeastern corner of Calvine and Franklin roads	P01-126	Consent
4.	Buena Park Tentative Map located North of Meadowview Road and West of Casa Linda Drive	P02-026	Consent
5.	Power Inn Road Jack in the Box located at the Northwest corner of Power Inn Road and Cucamonga Avenue	P02-087	Consent
6.	Springhill Suites Hotel located at Venture Oaks Way, off of Gateway Oaks Drive, South of West El Camino Ave, South Natomas	P02-179	Consent
7.	Ashley Oaks Subdivision located on the northeast corner of Taft Street and Ashley Oaks Court	P03-008	Consent
8.	Vallejo's General Store located at 400 T Street	P03-036	Consent
9.	Alley Abandonment bounded by 14 <sup>th</sup> -15 <sup>th</sup> St S/N STS	M03-064	Report Filed
10.	Fruitridge and 55 <sup>th</sup> Public Utility Easement Abandonment	M03-068	Consent
11.	Habitat for Humanity Land Swap	M03-097	Report Filed
12.	Capital Improvement Plan Review	M03-100	Informational
13.	Lemon Hill Townhome Apartments Perimeter Wall	P02-057	Consent
14.	Citizens Addressing the Planning Commission		
15.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b><u>OLD BUSINESS</u></b>		
<b><u>NEW BUSINESS</u></b>		
<p><b>1. Welsh Map located at 7620 River Ranch Way.</b>                      Tentative Map to subdivide 2.4± net acres into 15 single family lots and construct in the Standard Single Family (R-1) and the Multi-Family Review (R-2R) zone. Apn: 031-0480-031, 031-0540-050. Council District 7.</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA 15332);</p> <p><b>B. Tentative Map</b> to subdivide 2.4± net acres into 15 single family lots and construct in the Standard Single Family (R-1) and the Multi-Family Review (R-2R) zone;</p> <p><b>C. Subdivision Modification</b> to create 2 lots less than 100 feet in depth ( lots 5 and 10);</p> <p><b>D. Special Permit</b> to construct a 6590 square foot Halfplex on two parcels totaling 0.41± acres in the Multi-Family Review (R-2-R) zone.</p>	<p>P00-151 Consent</p>	<p>Antonio Ablog, 264-7702</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
<p><b>2. Gardenland Monopole located at 615 Northfield Drive.</b> (D1) APN: 274-0245-008.</p> <p><b>A. Environmental Determination:</b> Exempt;</p> <p><b>B. Special Permit Modification</b> 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> <p style="text-align: center;"><b>Continued from April 24, 2003</b></p>	<p>P00-175 Hearing</p>	<p>Michael York, 264-8239</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Denial</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>3. 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.</b></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>	<p>P01-126 Consent</p>	<p>Julie Sontag, 264-5691</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>
<p><b>4. Buena Park Tentative Map located North of Meadowview Road and West of Casa Linda Drive</b> Entitlements to allow the construction of a 61 lot single-family residential subdivision in the Standard Single Family (R-1) zone APN: 048-0012-001 (Council District 8),</p> <p><b>A. Environmental Determination:</b> Negative Declaration,</p> <p><b>B. Mitigation Monitoring Plan,</b></p> <p><b>C. Tentative Map</b> to subdivide approx. 14.58 acres into 61 single-family residential lots, 3 landscape lots, 1 park site, and 1 park/detention area in the R-1 zone.</p> <p><b>D. Subdivision Modification</b> to allow a 94 foot lot depth for Lot 1.</p>	<p>P02-026 Consent</p>	<p>Ellen Marshall, 264-5851</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>5. 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> <p style="text-align: center;"><b>Continued from May 22, 2003</b></p>	<p>P02-087 Consent</p>	<p>Ellen Marshall, 264-5851</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p><b>6. Springhill Suites Hotel located at Venture Oaks Way, off of Gateway Oaks Drive, South of West El Camino Ave, South Natomas.</b> Entitlements to construct a 56,066 square foot hotel on 1.88± vacant gross acres in the Office Building Planned Unit Development (OB-PUD) Zone in the Gateway Center Planned Unit Development within the South Natomas Community Area. (D1) APN: 274-0320-018;</p> <p><b>A. Environmental Determination:</b> Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Schematic Plan Amendment</b> to allocate 25,500 square feet of office use into 56,066±square feet of hotel use within the Gateway Center Planned Unit Development;</p> <p><b>D. Special Permit</b> to develop a 56,066±square foot hotel with 95 rooms on 1.88±gross acres in the Office Building Planned Unit Development (OB-PUD) zone.</p>	<p>P02-179 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>7. <b>Ashley Oaks Subdivision located on the northeast corner of Taft Street and Ashley Oaks Court.</b> Entitlements to subdivide one lot into six lots and construct six petite homes on .36" vacant acres in the Multi-Family Review (R-2B-R) zone. (D2) APN: 265-0274-018.</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Section 15332);</p> <p><b>B. Tentative Map</b> to subdivide one lot into six lots on .36" vacant acres in the Multi-Family Review (R-2B-R) zone;</p> <p><b>C. Subdivision Modification</b> to have six lots that are less than 5,200 square feet;</p> <p><b>D. Special Permit</b> to develop alternative housing ( petite homes ) on .36" vacant acres in the Multi-Family Review (R-2B-R) zone.</p>	<p>P03-008 Consent</p>	<p>Michael York, 264-8239</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>8. <b>Vallejo's General Store located at 400 T Street.</b> Entitlements to re-establish a residential mixed use building;</p> <p><b>A. Environmental Determination:</b> Exempt.</p> <p><b>B. General Plan Amendment of .07 acres</b> from Medium Density Residential to Residential Mixed Use</p> <p><b>C. Community Plan Amendment of 0.07 acres</b> from Multi-Family Residential to Residential Mixed Use</p> <p><b>D. Rezone of 0.07 acres</b> from Multiple Family (R-3A) to Residential Mixed Use (RMX);</p>	<p>P03-036 Consent</p>	<p>Mark Kraft, 264-8116</p> <p>A-D Recommend Approval and Forward to City Council</p>
<p>9. <b>Alley Abandonment bounded by 14<sup>th</sup> -15<sup>th</sup> St S/N STS</b> General Plan Consistency Review (65402) for the abandonment of a portion of the alley bounded by 14th and 15th Streets, N and O Streets.</p>	<p>M03-064</p>	<p>Mark Kraft, 264-8116</p> <p>Report Filed</p>
<p>10. <b>Fruitridge and 55<sup>th</sup> Public Utility Easement Abandonment.</b> 65402(a) General Plan Consistency Review (D 6) APN: 023-0222-007 &amp; 008.</p> <p><b>A.</b> Government Code 65402(a) Review of a proposed abandonment of a 10 foot Public Utilities Easement.</p>	<p>M03-068</p>	<p>Antonio Ablog, 264-7702</p> <p>Report Filed</p>
<p>11. <b>Habitat for Humanity Land Swap</b> Section 65402(a) Review For General Plan consistency. (D5) APNs: 014-0174-014, 015; 020-0031-017; 020-0033-061; and, 020-0072-026, 027</p> <p><b>A. Section 65402(a)</b> Review For General Plan consistency of the proposed land swap of six (6) City owned parcels totaling 0.57± vacant acres for one (1) parcel owned by Habitat for Humanity totaling 0.51± vacant acres.</p>	<p>M03-097</p>	<p>Kimberly Kaufmann-Brisby, 264-5590</p> <p>Report Filed</p>

<b>AGENDA ITEM</b>		<b>FILE</b>	<b>STAFF RECOMMENDATION</b>
<b>12.</b>	<p><b>Capital Improvement Plan Review.</b> City of Sacramento Code section 2.112.060 provides for review of the Capital Improvements Plan by the Planning Commission at least every five years.</p> <p><b>A. SECTION 65401 REVIEW</b> of the 2003 - 2008 CIP for a Finding of Consistency with the General Plan by the Planning Commission.</p>	M03-100	<p>Matt Anderson, 264-7584</p> <p>Informational</p>
<b>13.</b>	<p><b>Lemon Hill Townhome Apartments Perimeter Wall.</b> Submittal of the perimeter wall design for the Lemon Hill Townhome Apartments as requested by Planning Commission. APN: 038-0081-005. Council District 6.</p> <p><b>A. Approval of the Final Perimeter Wall Design</b> for the Lemon Hill Townhome Apartment Project.</p>	P02-057 Consent	Antonio Ablog, 264-7702
<b>MISCELLANEOUS</b>			
<b>14.</b>	<b>Citizens Addressing the Planning Commission</b>		
<b>15.</b>	<b>Questions and Ideas of the Planning Commission</b>		