



CITY OF SACRAMENTO PLANNING COMMISSION



••• AGENDA •••

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

June 26, 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 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 D. E. "RED" BANES THERESA TAYLOR-CARROLL SHELTON DURUISSEAU	DEBRA JONES PATRICK KENNEDY BOB WASTE JOSEPH YEE
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SUMMARY OF AGENDA CONTENTS
June 26, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Meadowview Estates Inclusionary Housing Plan Amendment located South of Meadowview Road between Amherst Way and John Still Drive	P02-170	Continued to July 10, 2003
2.	El Centro Crossing located at the NE Corner of Del Paso Road and El Centro Road	P99-091	Continued to July 10, 2003
3.	KFC/A&W located at the northeast corner of Meadowview Road and Amherst Street	P01-005	Continued to August 14, 2003
4.	Reflections at Rush River located at the Northeast corner of Rush River Drive and Delta Wind Drive	P02-066	Continued to July 10, 2003
5.	1520 X Street Antennas and Wireless Facility located at 1520 X Street	P02-097	Continued to July 24, 2003
6.	Beacon Gas/Mini Mart Expansion located at 7282 Franklin Blvd.	P02-146	Withdrawn by Applicant
7.	National Self Storage located at the southwest corner of Northgate Boulevard and Garden Highway	P02-180	Continued to July 24, 2003
8.	La Superior Mercado Special Permit	P03-014	Consent
9.	Rochester Sign located at 1740 Arden Way	P03-016	Hearing
10.	Broadstone at Regency Park located at the northwest corner of Club Center Drive and Regency Park Circle	P03-024	Consent
11.	Comcast Call Center, located on East Commerce Way, south of Del Paso Road	P03-058	Consent
12.	Fremont Mews	M00-036	Review & Comment
13.	Northgate Blvd. Special Planning District Expansion	M02-071	Consent
14.	Citizens Addressing the Planning Commission		
15.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<u>OLD BUSINESS</u>		
<p>1. 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: right;">Continued from April 24, 2003</p>	P02-170 Hearing	Tom Pace, 264-6848 Continued to July 10, 2003
<u>NEW BUSINESS</u>		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>2. El Centro Crossing located at the NE Corner of Del Paso Road and El Centro Road. El Centro Crossing Tentative Map located on the northeast corner of Del Paso Road and El Centro Road on the west side of I-5. Entitlements to merge and resubdivide five parcels into seven, amend the General Plan, North Natomas Community Plan and Rezone to provide land use consistency, and establish a Planned Unit Development located on 69.5± undeveloped gross acres in the Manufacturing Research and Development Planned Unit Development (MRD-20 PUD) and Highway Commercial Planned Unit Development (HC PUD) zones. APN: 225-0030-032, -033, -035, -036, and -038. Council District 1.</p> <p>A. ENVIRONMENTAL DETERMINATION: Negative Declaration;</p> <p>B. MITIGATION MONITORING PLAN;</p> <p>C. INCLUSIONARY HOUSING PLAN;</p> <p>D. DEVELOPMENT AGREEMENT between the City of Sacramento and Ose Properties, Inc.;</p> <p>E. GENERAL PLAN AMENDMENT to modify land used from Mixed Use, Community/Neighborhood Commercial & Offices, and Parks-Recreation-Open Space to Mixed Use, Community/Neighborhood Commercial & Offices, and Parks-Recreation-Open Space;</p> <p>F. NORTH NATOMAS COMMUNITY PLAN AMENDMENT to modify approximately 12.6± acres High Density Residential (22 du/na), 26.1± acres Employment Center (EC-50), 7± acres Employment Center (EC-65), 16± acres Highway Commercial and 7.8± acres Parks/Open Space, to 12.6± acres High Density Residential (22 du/na), 24.85± acres Employment Center (EC-50), 7± acres Employment Center (EC-65), 15.5± acres Highway Commercial, and 9.55± acres Parks/Open Space;</p> <p>G. REZONE 51± acres Manufacturing Research and Development Planned Unit Development (MRD-20 PUD) and 18± acres Highway Commercial Planned Unit Development (HC PUD) to 12.6± acres Multi-Family Family Planned Unit Development R-3 PUD), 24.85± acres Employment Center Planned Unit Development (EC -50 PUD), 7± acres Employment Center Planned Unit Development (EC-65 PUD), 15.5± acres Highway Commercial Planned Unit Development (HC PUD), and 9.55± acres Agriculture Open Space Planned Unit Development (AOS PUD);</p> <p>H. PLANNED UNIT DEVELOPMENT DESIGNATION for 69.5± gross acres to be known as "El Centro Crossing PUD" and establish PUD Guidelines;</p> <p>I. TENTATIVE MASTER PARCEL MAP to merge and resubdivide five existing parcels into seven parcels totaling 69.5± acres;</p> <p>J. 65402 REVIEW - General Plan Consistency.</p>	<p>P99-091 Consent</p>	<p>Donna Decker, 808-5698</p> <p>A-B, I-J Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-H Recommend Approval and Forward to City Council</p> <p>Continued to July10, 2003</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>3. KFC/A&W located at the northeast corner of Meadowview Road and Amherst Street. Entitlements to construct and operate a 3,450 sq. ft. restaurant with drive-up service and two retail buildings totaling 16,638 sq. ft. on 2.49± acres in the Multi-Family (R-3) zone and of Multi-Family Review (R-2A-R) zone. APN: 048-025-005 & 006. Council District 8.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. General Plan Amendment to redesignate 2.49± acres of Medium Density Residential to Community/Neighborhood Commercial and Offices;</p> <p>D. Community Plan Amendment to redesignate 0.60± acres of Residential (11-21 du/na) and 0.52± acres of Residential (11-19 du/na) to 1.12± total acres of Commercial;</p> <p>E. Rezone of 1.99± acres of Multi-Family (R-3) zone to Limited Commercial (C-1R) zone and 0.50± acres of Multi-Family Review (R-2A-R) zone to General Commercial Review (C-2R) zone;</p> <p>F. Variance to exceed by four, the maximum allowable attached signs for commercial structures in the General Commercial Review (C-2R) zone;</p> <p>G. Special Permit to construct and operate a 3450 sq. ft. restaurant with drive-up service on 0.78 acres in the Limited Commercial (C-2R) Review Zone;</p> <p>H. Lot Line Adjustment to relocate the common boundary between two parcels totaling 2.49± acres (APN: 048-025-005 & 006).</p>	P01-005	<p>Antonio Ablog, 264-7702</p> <p>Continued to August 14, 2003</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>Reflections at Rush River located at the Northeast corner of Rush River Drive and Delta Wind Drive Entitlements to allow the construction of 11 single family units on 1.46 acres in the Single Family Alternative (R-1A) zone within the South Pocket PUD (D7) APN: 031-1440-024.</p> <p>A. Environmental Determination: Exempt 15332; B. Community Plan Amendment to redesignate 1.46± acres from Residential 3-6 du/na to Residential 7-15 du/na; C. Tentative Parcel Map to subdivide the 1.46 acre parcel into 11 parcels for single-family residential units in the R-1A PUD zone; D. Special Permit to allow the development of 11 single-family detached residential units within the R-1A-PUD zone.</p>	P02-066 Consent	Ellen Marshall, 264-5851 Continued to July 10, 2003
5.	<p>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; 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. Continued from March 13, 2003</p>	P02-097 Consent	Ellen Marshall, 264-5851 Continued to July 24, 2003
6.	<p>Beacon Gas/Mini Mart Expansion located at 7282 Franklin Blvd. Entitlements to allow the expansion of an existing mini mart from approx. 969 square feet to 1549 square feet in the C-2-R zone (D8) APN: 050-0010-047.</p> <p>A. Environmental Determination: Exempt 15301(e); B. Special Permit Modification to allow an approx. 580 square foot addition to increase the area of retail space, including alcohol sales area, for an existing Beacon Gas/Mini Mart in the C-2-R zone</p>	P02-146 Hearing	Ellen Marshall, 264-5851 Withdrawn by Applicant

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>7. National Self Storage located at the southwest corner of Northgate Boulevard and Garden Highway. Entitlements to merge four lots into three lots totaling 4.65± gross acres and to develop an 85,645 square-foot self storage facility with an on-site manager residence on a 2.67± gross acres lot in the General Commercial Parkway Corridor Overlay (C-2-PC) zone in the South Natomas Community Plan Area. (D1) APN: 274-0110-060, -058, -011 and -010.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. B. Mitigation Monitoring Plan;</p> <p>C. C. Lot Line Merger to merge four lots into three lots totaling 4.65± gross acres;</p> <p>D. D. Special Permit to develop an 85,645 square-foot self storage facility with an on-site manager residence on a 2.67± gross acres lot in the General Commercial Parkway Corridor Overlay (C-2-PC) zone;</p> <p>E. E. General Plan Consistency Review (Government Code 65402) to abandon public road right of way on portion of south-side of Garden Highway off Northgate Boulevard.</p>	<p>P02-180 Hearing</p>	<p>David Hung, 264-5530</p> <p>Continued to July 24, 2003</p>
<p>8. La Superior Mercado Special Permit to allow alcoholic beverage sales for off-site consumption located at 4940 Stockton Boulevard. Entitlements to add alcohol sales to an existing market in the Heavy Commercial Broadway-Stockton Special Planning District (C-4 SPD) zone APN: 022-0280-018 (D5).</p> <p>A. Environmental Determination: Exempt (15301);</p> <p>B. Special Permit to allow alcoholic beverage sales for off-site consumption in an existing market in the Heavy Commercial Special Planning (C-4 SPD) zone.</p>	<p>P03-014 Consent</p>	<p>Kimberly Kaufmann-Brisby 264-5590</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>9. Rochester Sign located at 1740 Arden Way. Entitlements to construct a monument sign on 0.6" acres in the Shopping Center Review Planned Unit Development (SC-R-PUD) zone. (D3) APN: 277-0272-010.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15311);</p> <p>B. PUD Guidelines Amendment to allow an increase in height for monument signs in the Point West PUD;</p> <p>C. Variance to construct a monument sign greater than 32 square feet in the Point West PUD.</p>	<p>P03-016 Hearing</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
10.	<p>Broadstone at Regency Park located at the northwest corner of Club Center Drive and Regency Park Circle. Entitlements to develop a 142-unit apartment complex on 7.59± gross acre (6.41± net acres) in the Multi-Family Planned Unit Development (R-3-PUD) zone at Northpointe Park/Regency Park in the Northpointe Park PUD in the North Natomas Community Plan Area. (D1) APN: 201-0540-001.</p> <p>A. Environmental Determination: Addendum to Prior Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Schematic Plan Amendment to remove the senior housing designation on the subject parcel;</p> <p>D. Special Permit to develop a 142-unit apartment complex on 7.59± gross acre (6.41± net acres) in the Multi-Family Planned Unit Development (R-3-PUD) zone.</p>	P03-024 Consent	David Hung, 264-5530 A-D Adopt Notice of Decision and Findings of Fact for Approval
11.	<p>Comcast Call Center, located on East Commerce Way, south of Del Paso Road. (D1) APN: 225-0070-091, 79, 80. Entitlements to locate a call center within an existing building approved for office/warehouse use and add 3.54± gross acres, for a parking lot, to an existing 4.46 acre parcel, located within the Del Paso Road Planned Unit Development in the EC-40 PUD (EC-40 PUD) zone.</p> <p>A. Environmental Determination: Addendum to a prior Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Lot Line Adjustment to move a parcel line on an existing 4.46± acre parcel and create a 8.0± acre parcel;</p> <p>D. Special Permit to exceed the allowable number of parking spaces in the Del Paso Road PUD;</p> <p>E. Special Permit Modification to change the approved use, building square footage, elevations and parking layout on a building and site originally approved via application P99-078; and</p> <p>F. Special Permit for off-site parking.</p>	P03-058 Consent	Greg Bitter, 808-7816 A-F Adopt Notice of Decision and Findings of Fact for Approval
12.	<p>Fremont Mews: Review and Comment on a 119 unit multi-family development proposal on ±1.61 acres in the Multi-family (R-5) zone.</p>	M00-036	Mark Kraft, 264-8116 Review & Comment
13.	<p>Northgate Boulevard Special Planning District Expansion Zoning amendments to add property in the Northgate Blvd. Special Planning District</p> <p>A. Environmental Determination: Exempt Section 15061(b)(3).</p> <p>B. Ordinance rezoning properties to expand the boundaries of the Northgate Boulevard Special</p>	M02-071 Consent	Aaron Sussman, 264-7931 A-E Recommend Approval and Forward to City Council

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
	Planning District to the following properties: C. Rezone C-2 to C-2-SPD on 19 parcels (APN: 262-0015-015, 016, 262-0243-056, 274-0110-005, 040, 043 thru 046, 052, 053, 274-0245-004, 005, 007, 008, 010, 011, 274-0243-006, 007). D. Rezone from C-2-PC to C-2-PC-SPD on 2 Parcels (APN: 274-0110-030, 29). E. Rezone from OB to OB-SPD on 1 parcel (APN: 274-0243-005).		
MISCELLANEOUS			
14.	Citizens Addressing the Planning Commission		
15.	Questions and Ideas of the Planning Commission		