



CITY OF SACRAMENTO PLANNING COMMISSION



••• AGENDA •••

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

July 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 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
July 10, 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	Hearing
2.	El Centro Crossing located at the NE Corner of Del Paso Road and El Centro Road	P99-091	Continued to August 14, 2003
3.	Reflections at Rush River located at the Northeast corner of Rush River Drive and Delta Wind Drive	P02-066	Consent
4.	Buchman Circle Apartment located at the south side of San Juan Road, bounded by Buchman Circle, North Natomas	P02-076	Continued to July 24, 2003
5.	Power Inn Road Jack in the Box located at the Northwest corner of Power Inn Road and Cucamonga Avenue	P02-087	Consent
6.	Stadium Club Estates located at 4200 El Centro Road	P02-107	Consent
7.	All Size Mini-Storage located on Massie Court south of Stockton Boulevard	P02-164	Hearing
8.	L Street Imaging Center located at 3161 L Street	P03-013	Consent
9.	Gold Gym Plaza located at southwest corner of Del Paso and Gateway Park Blvd. North Natomas	P03-017	Consent
10.	New Home Building Supply located at 5348 Franklin Boulevard	P03-027	Consent
11.	T Street Minimarket located at 2800 T Street	P03-031	Hearing
12.	Captain's Table Hotel and Marina located at Captain's Table Road and Riverside Boulevard	P03-064	Hearing
13.	Amendments to the North Natomas Development Guidelines	M03-066	Hearing
14.	General Plan Consistency (65402 Review) for the abandonment of a portion of Ascot Avenue between Acme Avenue and Dry Creek Road	M03-108	Consent
15.	Zoning Ordinance Amendments relating to Second Residential Units	M03-115	Consent
16.	Gardenland Monopole located at 615 Northfield Drive	P00-175	Continued to August 14, 2003
17.	Citizens Addressing the Planning Commission		
18.	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>	<p>P02-170 Hearing</p>	<p>Tom Pace, 264-6848</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<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 style="text-align: center;">Continued from June 26, 2003</p>	<p>P99-091 Consent</p>	<p>Donna Decker, 808-5698</p> <p>Continued by Applicant to August 14, 2003</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<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; WITHDRAWN BY STAFF 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> <p style="text-align: center;">Continued from June 26, 2003</p>	P02-066 Consent	Ellen Marshall, 264-5851 A-D Adopt Notice of Decision and Findings of Fact for Approval
4.	<p>Buchman Circle Apartment located at the south side of San Juan Road, bounded by Buchman Circle, North Natomas. Entitlements to allow the development of a 302-unit multi-family apartment complex on 12.4± undeveloped acres in the Employment Center-50 (EC-50) Planned Unit Development (PUD) Zone; (D1) APN: 225-0220-094;</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Special Permit to develop a 302-unit multi-family apartment complex on 12.4 ± undeveloped acres in the Employment Center-50 (EC-50) Planned Unit Development (PUD) Zone; D. Special Permit to establish gates at private vehicular entrances.</p>	P02-076 Consent	Kenny Wan, 808-2222 Continued to July 24, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p>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 style="text-align: center;">Continued from May 22, 2003</p>	P02-087 Consent	<p>Ellen Marshall, 264-5851</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
6.	<p>Stadium Club Estates located at 4200 El Centro Road. Entitlements to merge two lots into one lot totaling 22.27± gross acres, and to allow the expansion of an existing Mobile Home Park on 22.27± gross acres in the Agricultural (A) zone in the North Natomas Community Plan Area. (D1) APN: 225-0310-011.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Lot Line Merger to merge two lots into one lot totaling 22.27± gross acres;</p> <p>D. Special Permit to expand an existing legal non-conforming use by adding 23 mobile home spaces to an existing 153-space Mobile Home Park;</p> <p>E. Variance to reduce the required ten-foot wide planting area within the rear setback of the site.</p>	P02-107 Consent	<p>David Hung, 808-5530</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>
7.	<p>All Size Mini-Storage located on Massie Court south of Stockton Boulevard. Entitlements to construct and operate a 463 space, 58, 320 square foot mini-storage facility on 2.79± gross acres in the General Commercial Review (C-2-R) zone on Massie Court east of Stockton Boulevard. APN: 118-0101-059. Council District 8.</p> <p>A. Environmental Determination: Negative Declaration</p> <p>B. Special Permit to construct and operate a 463 space, 58, 320 square foot mini-storage facility in the General Commercial Review (C-2-R) zone.</p>	P02-164 Hearing	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p>L Street Imaging Center located at 3161 L Street. Entitlements to construct a 35,000 square foot medical facility with 176 structured parking spaces in the C-2-R-SPD (Alhambra Special Planning District) zone. (D3) APN 007-0123-042.</p> <p>A. Environmental Determination: Exempt 15332.</p> <p>B. Major Project Special Permit to construct a structure greater than 40,000 square feet in the C-2 zone.</p> <p>C. Plan Review for a 35,000 square foot medical facility with 176 structured parking spaces in the C-2-R-SPD zone.</p>	P03-013 Consent	Mark Kraft, 808-8116 A-C Adopt Notice of Decision and Findings of Fact for Approval
9.	<p>Gold Gym Plaza located at southwest corner of Del Paso and Gateway Park Blvd. North Natomas. Entitlement to construct a 42,000±square foot fitness club, three retail buildings totaling 21,500±square foot on 5.8±acre Employment Center-50 Planned Unit Development (EC-50PUD) zone within the Goldenland Planned United Development in the North Natomas Community Plan Area. APN: 225-1620-002; (D1)</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Planned Unit Development Schematic Plan Amendment to allocate uses in the Employment Center-50 (EC-50) Zone within the Goldenland Planned United Development;</p> <p>D. Special Permit to construct a 42,000±square foot fitness club and three retail buildings totaling 21,500±square foot on 5.8± net acre Employment Center-50 Planned Unit Development (EC-50PUD) zone.</p> <p>E. Special Permit to waive ninety-four (94) required parking.</p>	P03-017 Consent	Kenny Wan, 808-2222 A-E Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>10. New Home Building Supply located at 5348 Franklin Boulevard. ENTITLEMENTS allow an existing retail building supply center to store building materials on unimproved outdoor areas in the Standard Single Family (R-1) zone located at 5310 Franklin Boulevard. APN's: 019-0191-021, 023, 024, 026, 027, 056. Council District 5.</p> <p>A. Environmental Determination: Exempt</p> <p>B. Rezone of three parcels in the Standard Single Family (R-1) Zone totalling 0.68+ acres (019-0191-027, 026, 024) and one 0.77+ acre parcel in the Standard Single Family (R-1) Zone and the General Commercial (C-2) Zone to General Commercial Review (C-2-R) zone</p> <p>C. Special Permit to allow the expansion of nonconforming outdoor materials storage</p> <p>D. Special Permit to allow the expansion of outdoor storage on unimproved areas.</p> <p>E. Plan Review of an existing retail building supply center and associated outdoor storage areas.</p> <p>F. Parcel Merger to merge 6 lots totalling 1.98+ acres into one (APN: 019-0191-021, 023, 024, 026, 027, 056)</p>	<p>P03-021 Consent</p>	<p>Antonio Ablog, 808-7702</p> <p>A, C-F Adopt Notice of Decision and Findings of Fact for Approval</p> <p>B Recommend Approval and Forward to City Council</p>
<p>11. T Street Minimarket located at 2800 T Street. Entitlements to allow off-site sales of beer and wine in an existing 5,168" square foot one story building on 0.15" acres in the General Commercial Special Planning District (C-2-SPD) zone. (D3) APN: 010-0123-002.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15301);</p> <p>B. Special Permit for the sale of beer and wine for off-site consumption within 1,756" square foot convenience store on 0.15" acres in the General Commercial Special Planning District (C-2-SPD) zone.</p>	<p>P03-031 Hearing</p>	<p>Michael York, 808-8239</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>12. Captain's Table Hotel and Marina located at Captain's Table Road and Riverside Boulevard. Entitlements to modify a previously approved hotel, restaurant and marina (P01-035) on +/-7.0 acres in the General Commercial (C-2) and Flood (F) zones. (Council District 4) APN: 016-0010-023 & 025.</p> <p>A. Environmental Determination: Addendum to a prior Environmental Impact Report (SCH 97042085);</p> <p>B. Mitigation Monitoring Program;</p> <p>C. Special Permit Modification/Time Extension to the previously approved hotel Special Permit in order to increase the size of the hotel from 76,024 to 83,618 square feet, increase the number of rooms from 95 to 100, increase the size of the hotel restaurant, reduce the number of parking spaces, relocate the swimming pool and naturalist's office, and make other site plan and architectural design changes;</p> <p>D. Special Permit Modification/Time Extension to the previously approved marina Special Permit in order to allow 30 long-term boat slip rentals and 22 short-term tie up spaces;</p> <p>E. Special Permit Modification to eliminate the previously-approved water-side restaurant;</p> <p>F. Variance to exceed the 35 foot height limit within 100 feet of a residential zone to allow a portion of the hotel a height of 38' at the plate line and 50'-2" at the roof peak, and to exceed the 45' height limit to allow a tower plate line height of 66'-8" and 69'-6" to the peak of the roof;</p> <p>G Post Subdivision Modification to reduce the number of approved lots on the previously approved Tentative Map from five to four and to relocate a pedestrian access easement.</p>	<p>P03-064 Hearing</p>	<p>Tom Pace, 264-6848</p> <p>A-G Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>13. Amendments to the North Natomas Development Guidelines. Entitlements to amend the existing adopted North Natomas Development Guidelines. (D1) North Natomas.</p> <p>A. Environmental Determination: Exempt;</p> <p>B. North Natomas Development Guidelines Amendment to amend text and the plant species list of the North Natomas Development Guidelines adopted in October, 1994.</p>	<p>M03-066 Hearing</p>	<p>Donna Decker, 808-5698</p> <p>A-B Recommend Approval and Forward to City Council</p>
<p>14. General Plan Consistency (65402 Review) for the abandonment of a portion of Ascot Avenue between Acme Avenue and Dry Creek Road.</p>	<p>M03-108 Consent</p>	<p>Mark Kraft, 808-8239</p> <p>Report Accepted and Filed</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
15.	<p>Zoning Ordinance Amendments relating to Second Residential Units.</p> <p>A. Environmental Determination: Exempt; 15378.</p> <p>B. Zoning Ordinance Amendment Amending Footnote 30 of Section 17.24.050 of Chapter 17.24.050 of Chapter 17.24 of Title 17 of the City Code pertaining to the approval of second residential units.</p>	M03-115 Consent	<p>Lindsey Alagozian, 804-3656</p> <p>A-B Recommend Approval and Forward to City Council</p>
16.	<p>Gardenland Monopole located at 615 Northfield Drive. (D1) APN: 274-0245-008.</p> <p>A. Environmental Determination: Exempt;</p> <p>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> <p style="text-align: right;">Continued from April 24, 2003</p>	P00-175 Hearing	<p>Michael York, 264-8239</p> <p>Continued to August 14, 2003</p>
MISCELLANEOUS			
17.	Citizens Addressing the Planning Commission		
18.	Questions and Ideas of the Planning Commission		