



CITY OF SACRAMENTO PLANNING COMMISSION



••• AGENDA •••

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

July 24, 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****

Visit us on our Website at www.cityofsacramento.org.

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
--	---

SUMMARY OF AGENDA CONTENTS July 24, 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.	Stadium Club Estates located at 4200 El Centro Road	P02-107	Consent
3.	All Size Mini-Storage located on Massie Court south of Stockton Boulevard	P02-164	Consent
4.	Captain's Table Hotel and Marina located at Captain's Table Road and Riverside Boulevard	P03-064	Hearing
5.	Amendments to the North Natomas Development Guidelines	M03-066	Consent
6.	Pocket Area McDonald's located at 250 Florin Road	P99-151	Continued by Staff to August 14, 2003
7.	Buchman Circle Apartment located at the south side of San Juan Road, bounded by Buchman Circle, North Natomas	P02-076	Continued by Staff To August 14, 2003
8.	Elder Creek Market located at 7025 Elder Creek Road	P02-094	Hearing
9.	1520 X Street Antennas and Wireless Facility located at 1520 X Street	P02-097	Hearing
10.	Glen Elder unit number 8 located on the west side of Power Inn Road north of 53 rd Avenue	P02-136	Hearing
11.	National Self Storage located at the southwest corner of Northgate Boulevard and Garden Highway	P02-180	Continued to August 14, 2003
12.	L Street Imaging Center located at 3161 L Street	P03-013	Consent
13.	Cambay West – Villages 4 and 7 located west of the intersection of Duckhorn Drive and Bonfair Avenue	P03-038	Consent
14.	University of Phoenix Extension Courses located at 2860 Gateway Oaks Drive, first and second floors	P03-052	Consent
15.	Eleanor Avenue Antennas located at the west end of Eleanor Avenue in the southwest portion of Johnston Park	P03-059	Consent
16.	Abandonment of a Portion of N. 16th Street	M03-114	Consent
17.	8205 Berry Avenue Easement Abandonment	M03-111	Consent
18.	Citizens Addressing the Planning Commission		
19.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS		
<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: center;">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>
<p>2. 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> <p style="text-align: center;">Continued from July 10, 2003</p>	<p>P02-107 Consent</p>	<p>David Hung, 808-5530</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<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> <p style="text-align: right;">Continued from July 10, 2003</p>	P02-164 Consent	<p>Antonio Ablog, 808-7702</p> <p>A Adopt Notice of Decision and Findings of Fact for Approval</p> <p>B Adopt Notice of Decision and Findings of Fact for Denial</p>
4.	<p>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 style="text-align: right;">Continued from July 10, 2003</p>	P03-064 Hearing	<p>Tom Pace, 264-6848</p> <p>A-G Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p>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 style="text-align: center;">Continued from July 10, 2003</p>	M03-066 Consent	<p>Donna Decker, 808-5698</p> <p>A-B Recommend Approval and Forward to City Council</p>
<u>NEW BUSINESS</u>			
6.	<p>Pocket Area McDonald's located at 250 Florin Road. Entitlements to construct and operate a 4,400± square foot, 75± seat restaurant with drive-through service on 0.723± acres in the Shopping Center Review (SC-R) zone in the Pocket Community Plan area. (D7) APN:030-0042-050.</p> <p>A. Environmental Determination: EIR;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit to construct and operate a 4,400± square foot, 75± seat restaurant with drive-through service on 0.723± acres in the Shopping Center Review (SC-R) zone;</p> <p>D. Plan Review of a 4,400± square foot, 75± seat restaurant on 0.723± acres in the Shopping Center Review (SC-R) zone.</p>	P99-151 Hearing	<p>Brad Shirhall, 808-7483 Ellen Marshall, 808-5851</p> <p>Continued by Staff to August 14, 2003</p>
7.	<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;</p> <p>B. Mitigation Monitoring Plan;</p> <p>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;</p> <p>D. Special Permit to establish gates at private vehicular entrances.</p>	P02-076 Consent	<p>Kenny Wan, 808-2222</p> <p>Continued by Staff to August 14, 2003</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p>Elder Creek Market located at 7025 Elder Creek Road. ENTITLEMENTS to allow alcohol sales in an existing market on .25± acres in the Limited Commercial Review (C-1-R) zone at the northeast corner of Elder Creek Road and Ring Drive.</p> <p>A. Environmental Determination: Exempt (CEQA 15301a);</p> <p>B. Special Permit to allow alcohol sales on .25± acres in the Limited Commercial Review (C-1-R) zone.</p>	P02-094 Hearing	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Denial</p>
9.	<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;</p> <p>B. Special Permit to allow AT&T Wireless to replace an existing 48.95± foot SMUD pole and co-locate a wireless facility consisting of 3 panel antennas and a raydome on a newly erected 65.5± foot metal pole.</p>	P02-097	<p>Ellen Marshall, 808-5851</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
10.	<p>Glen Elder unit number 8 located on the west side of Power Inn Road north of 53rd Avenue. Tentative Subdivision Map to subdivide 6.27± gross acres into 34 single family lots in the Standard Single Family (R-1) zone on the west side of Power Inn Road north of 53rd Avenue. APN: 040-0154-015. Council District 6.</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan</p> <p>C. Tentative Subdivision Map to subdivide 6.27± gross acres into 34 single family lots in the Standard Single Family (R-1) zone on the west side of Power Inn Road north of 53rd Avenue.</p> <p>D. Subdivision Modification to create three lots less than 52 feet in width (lots 8, 9, and 17), one lot less than 100 feet in average depth (lot 21), and two lots exceeding 160 feet in depth (lots 4 and 5).</p>	P02-136 Hearing	<p>Antonio Ablog, 808-7702</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
11.	<p>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. Mitigation Monitoring Plan;</p> <p>C. Lot Line Merger to merge four lots into three lots totaling 4.65± gross acres;</p> <p>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. 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>	P02-180 Hearing	David Hung, 808-5530 Continued by Staff to August 14, 2003
12.	<p>L Street Imaging Center located at 3161 L Street. Entitlements to construct a 35,000± square foot medical facility with 170 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. Special Permit to wave 5 required parking spaces.</p> <p style="text-align: right;">Continued from July 10, 2003</p>	P03-013 Consent	Mark Kraft, 808-8116 A-C Adopt Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
13.	<p>Cambay West – Villages 4 and 7 located west of the intersection of Duckhorn Drive and Bonfair Avenue. Entitlements to allow the development of single-family homes in the Multi-Family Planned Unit Development (R-2A-PUD) zone in the Cambay West Planned Unit Development (PUD) (D1) APN: 225-0080-054 and -057.</p> <p>A. Environmental Determination: Addendum to a Previously Adopted Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Guidelines Amendment to the Cambay West/Gateway West Planned Unit Development (PUD) Guidelines to allow for a reduced garage setback and street section;</p> <p>D. PUD Schematic Plan Amendment to the Cambay West Planned Unit Development (PUD) to depict 115± single-family alternative lots on 6.34± net acres;</p> <p>E. Tentative Map to subdivide 6.34± net acres into 121± parcels in the Multi-Family Planned Unit Development (R-2A-PUD) zone;</p> <p>F. Subdivision Modification to modify street standards and allow for non-standard street elbows;</p> <p>G. Special Permit to develop four house plans on 115± proposed lots in the Multi-Family Planned Unit Development (R-2A-PUD) zone;</p> <p>H. Variance to reduce the street side yard setback;</p> <p>I. Variance to allow lots within Villages 4 and 7 to exceed 40% of the front setback area to be paved for off-street parking and driveways.</p>	P03-038 Consent	Arwen Wacht, 808-1964 A-I Adopt Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
14.	<p>University of Phoenix Extension Courses located at 2860 Gateway Oaks Drive, first and second floors. Entitlements to allow the location of University of Phoenix college extension courses on the first and second floors, totaling 60,164 square-foot, of a newly constructed 119,326 square-foot four-story office building in the Office-Building Planned Unit Development (OB-PUD) zone in the Metropolitan Center PUD in the South Natomas Community Plan Area. (D1) APN: 225-1420-002, -006.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15301);</p> <p>B. Special Permit to allow the location of University of Phoenix college extension courses on the first and second floors, totaling 60,164 square-foot, of a newly constructed 119,326 square-foot four-story office building in the Office-Building Planned Unit Development (OB-PUD) zone in the Metropolitan Center PUD.</p>	P03-052 Consent	David Hung, 808-5530 A-B Adopt Notice of Decision and Findings of Fact for Approval
15.	<p>Eleanor Avenue Antennas located at the west end of Eleanor Avenue in the southwest portion of Johnston Park. Entitlements to locate six antenna panels with related equipment on an existing monopole in the residential (R-1) zone on four acres of City property known as Johnston Park. (D2) APN: 263-0110-031.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15301e);</p> <p>B. Special Permit Modification to locate antennas for a telecommunication facility on an existing 84 foot high monopole within a 1250 square foot lease area at the southwest end of Johnston Park in the Single Family Family (R-1) zone.</p>	P03-059 Consent	Michael York, 808-8239 A-B Adopt Notice of Decision and Findings of Fact for Approval
16.	<p>65402(a) Review for General Plan consistency to abandon public right of way on a portion of North 16th Street, northeast of Basler Street.</p>	M03-114 Consent	Michael York, 808-8239 Report Accepted and Filed
17.	<p>8205 Berry Avenue Easement Abandonment</p>	M03-111	Ellen Marshall, 808-5851 Report Accepted and Filed
MISCELLANEOUS			
18.	<p>Citizens Addressing the Planning Commission</p>		
19.	<p>Questions and Ideas of the Planning Commission</p>		

