



CITY OF SACRAMENTO PLANNING COMMISSION



••• AGENDA •••

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

August 14, 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
August 14, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Pocket Area McDonald's located at 250 Florin Road	P99-151	Hearing
2.	Buchman Circle Apartment located at the south side of San Juan Road, bounded by Buchman Circle, North Natomas	P02-076	Consent
3.	Meadowview Estates Inclusionary Housing Plan Amendment located South of Meadowview Road between Amherst Way and John Still Drive	P02-170	Consent
4.	El Centro Crossing located at the NE Corner of Del Paso Road and El Centro Road	P99-091	Withdrawn by Applicant
5.	KFC/A&W located at the northeast corner of Meadowview Road and Amherst Street	P01-005	Continued to August 28, 2003
6.	Meadowview Estates North located South of Meadowview Road and Danvers Way between Lytle Street and Manorside Drive	P01-124	Continued by Staff to September 11, 2003
7.	Moments of Blessings Child Care Center located at 7480 24 th Street	P02-039	Consent
8.	Reflections at Rush River located at the Northeast corner of Rush River Drive and Delta Wind Drive	P02-066	Continued by Staff to September 11, 2003
9.	Power Inn Road Jack in the Box located at the Northwest corner of Power Inn Road and Cucamonga Avenue	P02-087	Continued by Staff to August 24, 2003
10.	1520 X Street Antennas and Wireless Facility located at 1520 X Street	P02-097	Consent
11.	Alta Vista Meadows located 4625 Rio Linda Boulevard	P02-144	Consent

- | | | | |
|-----|----------------------------------------------------------------------------------------------------------|---------|---------------------------------------------------|
| 12. | 3rd Slavic Baptist Church located at 1409 Grace Avenue | P02-145 | Consent |
| 13. | National Self Storage located at the southwest corner of Northgate Boulevard and Garden Highway | P02-180 | Hearing |
| 14. | Thompsons Funeral Home Telecommunications Facility located at 3601 5th Avenue | P03-007 | Consent |
| 15. | Cambay West Apartments located at the Northeast corner of El Centro Road and Bonfair Avenue | P03-047 | Consent |
| 16. | 15 th and F Housing located at 1517 and 1519 F Street | P03-056 | Continued by Staff to August 28, 2003 |
| 17. | Franklin SMOG and Alignment located at 5200 Franklin Boulevard | P03-057 | Withdrawn by Applicant |
| 18. | Gardenland Monopole located at 615 Northfield Drive | P00-175 | Withdrawn by Staff |
| 19. | Approval of Proposed Redevelopment Area Boundaries for 65 th Street and Folsom Boulevard Area | M03-006 | Continued by Staff to a date yet to be determined |
| 20. | Citizens Addressing the Planning Commission | | |
| 21. | Questions and Ideas of the Planning Commission | | |

AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS		
<p>1. 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; B. Mitigation Monitoring Plan; 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; D. Plan Review of a 4,400± square foot, 75± seat restaurant on 0.723± acres in the Shopping Center Review (SC-R) zone. E. Variance to reduce the sideyard and front yard setback from 50 feet to 25± feet, and from 50 feet to 25 feet 5± inches (respectively) in the Shopping Center Review (SC-R) zone.</p> <p style="text-align: right;">Continued from July 24, 2003</p>	<p>P99-151 Hearing</p>	<p>Brad Shirhall, 808-7483 Ellen Marshall, 808-5851</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>2. 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 (10.9± net 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 (10.9± net acres)_in the Employment Center-50 (EC-50) Planned Unit Development (PUD) Zone; D. Special Permit to establish gates at private vehicular entrances. (Withdrawn by Applicant)</p> <p style="text-align: right;">Continued from July 24, 2003</p>	<p>P02-076 Consent</p>	<p>Kenny Wan, 808-2222 Greg Bitter, 808-7816</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<p>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 Consent	Tom Pace, 264-6848 A-B Adopt Notice of Decision and Findings of Fact for Denial
<u>NEW BUSINESS</u>			

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>4. 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: right;">Continued from June 26, 2003</p>	<p>P99-091 Consent</p>	<p>Donna Decker, 808-5698</p> <p>Withdrawn by Applicant</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>5. 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>	<p>P01-005 Consent</p>	<p>Antonio Ablog, 808-7702</p> <p>Continued to August 28, 2003</p>
<p>6. Meadowview Estates North located South of Meadowview Road and Danvers Way between Lytle Street and Manorside Drive. Entitlements to subdivide 12.4± gross acres into 69 single family lots and construct 69 single family homes within the Single Family Alternative (R-1A) zone. (D8) APN: 052-0010-032.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Rezone 12.4± acres from Standard Single Family – Review (R-1-R) zone to Single Family Alternative (R-1A) zone;</p> <p>D. Tentative Map to subdivide 12.4± acres into 69 single family lots within the R-1A zone;</p> <p>E. Special Permit to construct 69 single family homes within the R-1A zone.</p>	<p>P01-124 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>Continued by Staff to September 11, 2003</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>7. Moments of Blessings Child Care Center located at 7480 24th Street. Entitlements to operate a Child Care Center in an existing 15,275± sq. ft. church in the Standard Single Family (R-1) zone at the northwest corner of 24th Street and Matson Drive. APN: 048-0215-001. Council District 8.</p> <p>A. Environmental Determination: Exempt (CEQA 15301)</p> <p>B. Special Permit to operate Child Care Center in an existing 15,275± sq. ft. church.</p>	<p>P02-039 Consent</p>	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>8. 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;</p> <p>B. Community Plan Amendment to redesignate 1.46± acres from Residential 3-6 du/na to Residential 7-15 du/na; WITHDRAWN BY STAFF</p> <p>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;</p> <p>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>	<p>P02-066 Consent</p>	<p>Ellen Marshall, 264-5851</p> <p>Continued by Staff to September 11, 2003</p>
<p>9. 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>	<p>P02-087 Consent</p>	<p>Ellen Marshall, 264-5851</p> <p>Continued by Staff to August 24, 2003</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>10. 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 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> <p style="text-align: center;">Continued from July 24, 2003</p>	<p>P02-097 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Denial</p>
<p>11. 144 Alta Vista Meadows located 4625 Rio Linda Boulevard. Entitlements to subdivide one vacant parcel totaling 10.2+/- gross into 46 lots in the proposed Single Family Alternative (R-1A) zone. APN: 237-0040-026. Council District 2.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Rezone 10.2+/- vacant acres from Single Family (R-1) to Single Family Alternative (R-1A); D. Inclusionary Housing Plan; E. Tentative Map to subdivide one vacant parcel totaling 10.2+/- acres into 36 single family lots, seven half-plex lots, two open space lots, and one remainder lot in the Single Family Alternative (R-1A) zone; F. Special Permit to construct 36 single family units, and 14 half-plex units on 10.2+/- vacant acres in the Single Family Alternative (R-1A) zone.</p>	<p>P02-144 Consent</p>	<p>Michael York, 808-8239</p> <p>A-B, D-F Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C Rezone</p>
<p>12. 3rd Slavic Baptist Church located at 1409 Grace Avenue. ENTITLEMENTS to construct a 12,000+/- sf, 600 seat church on 4.02+/- undeveloped gross acres in the Light Industrial Review (M-1S-R) zone. APN: 237-0060-067. Council District 2.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan C. Special Permit to construct 12,000+/- sf, 600 seat church on 4.02+/- undeveloped gross acres in the Light Industrial Review (M-1S-R) zone; D. Variance to waive a portion of the six foot high masonry wall adjacent to residential uses.</p>	<p>P02-145 Consent</p>	<p>Michael York, 808-8239</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
13.	<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 a 1,274 square-foot 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. Variance to allow buildings to exceed the maximum height allowed for structures adjacent to the levee crown in the Parkway Corridor (PC) overlay zone;</p> <p>F. Variance to exceed the number of attached signs allowed by the Sign Ordinance and to deviate from signage requirements per the Parkway Corridor (PC) overlay zone;</p> <p>G. 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	<p>David Hung, 808-5530</p> <p>A-F Adopt Notice of Decision and Findings of Fact for Approval</p> <p>G Report Filed</p>
14.	<p>Thompsons Funeral Home Telecommunications Facility located at 3601 5th .Entitlements to legalize an existing illegal 59±-foot tall guy tower on the roof of an existing 23± foot tall building and to add new telecommunication antennas to the tower in the General Commercial (C-2) zone APN: 013-0153-048 (D5).</p> <p>A. Environmental Determination: Exempt;</p> <p>B. Special Permit for a 59±-foot tall guy tower and three (3) telecommunication antennas in the General Commercial (C-2) zone.</p>	P03-007 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>15. Cambay West Apartments located at the Northeast corner of El Centro Road and Bonfair Avenue. Entitlements to allow the development of an apartment complex on 9.52± undeveloped net acres in the Cambay West Planned Unit Development (PUD) (D1) APN: 225-0080-030.</p> <p>A. Environmental Determination: Addendum to a previously adopted Negative Declaration;</p> <p>B. Mitigation Monitoring Plan; and</p> <p>C. Special Permit develop a 216 unit apartment complex on 9.52± undeveloped net acres in the Multi-Family Planned Unit Development (R-3-PUD) zone.</p>	<p>P03-047 Consent</p>	<p>Arwen Wacht, 808-1964</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>16. 15th and F Housing located at 1517 and 1519 F Street. Various entitlements to construct a two unit, 3,453" square foot duplex with an attached four-car garage on 0.15" net developed acres in the Multi-Family Residential (R-3A) zone. The site is currently developed with a two-unit structure facing F Street. (D3) APN: 002-0132-018.</p> <p>A. Environmental Determination: Section 15332;</p> <p>B. Plan Review Major Modification for a new duplex on 0.15" net developed acres in the Multi-Family Residential (R-3A) zone;</p> <p>C. Variance to reduce the side setbacks for the duplex from three feet to zero on 0.15" net developed acres in the Multi-Family Residential (R-3A) zone;</p> <p>D. Variance to reduce the interior court requirement from 10 feet to 4'-9".</p>	<p>P03-056</p>	<p>Ted Kozak, 808-1944</p> <p>Continued by Staff to August 28, 2003</p>
<p>17. Franklin SMOG and Alignment located at 5200 Franklin Boulevard. Entitlements to expand an existing tire shop to include SMOG testing, wheel alignment, brake and minor auto repairs in the General Commercial (C-2) and Franklin Boulevard Commercial Corridor Overlay zones;</p> <p>A. Environmental Determination: Exempt 15301;</p> <p>B. Special Permit to expand an existing tire shop to include SMOG testing, wheel alignment, brake and minor auto repairs in the General Commercial (C-2) and Franklin Boulevard Commercial Corridor Overlay zones.</p>	<p>P03-057 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>Withdrawn by Applicant</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
18.	<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: center;">Continued from April 24, 2003</p>	P00-175 Hearing	<p>Michael York, 264-8239</p> <p>Withdrawn by Staff. To be Revised at a Later Date</p>
19.	<p>Approval of Proposed Redevelopment Area Boundaries for 65th Street and Folsom Boulevard Area</p>	M03-006	<p>Kim King, 440-1399 ext.1400 Jim McDonald, 264-5723</p> <p>Continued by Staff to a date yet to be determined</p>
MISCELLANEOUS			
20.	Citizens Addressing the Planning Commission		
21.	Questions and Ideas of the Planning Commission		