



CITY OF SACRAMENTO PLANNING COMMISSION



••• AGENDA •••

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

August 28, 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
August 28, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Pocket Area McDonald's located at 250 Florin Road	P99-151	Hearing
2.	Power Inn Road Jack in the Box located at the Northwest corner of Power Inn Road and Cucamonga Avenue	P02-087	Hearing
3.	Truxel 3 PUD, located at the southeast corner of Truxel Road and Gateway Park Blvd	P00-123	Consent
4.	KFC/A&W located at the northeast corner of Meadowview Road and Amherst Street	P01-005	Consent
5.	Sheldon Whitehouse Tentative Map located at Whitehouse Road north of Sheldon Road	P02-083	Consent
6.	Lotus Lounge located at 1009 10 th Street	P03-043	Consent
7.	Cambay West Apartments located at the Northeast corner of El Centro Road and Bonfair Avenue	P03-047	Consent
8.	2111 Perkins Way Residences	P03-050	Continued by Staff to September 11, 2003
9.	15 th and F Housing located at 1517 and 1519 F Street	P03-056	Consent
10.	1692 Arden Way Sac.	P03-062	Consent
11.	Pedestrian Master Plan Update	M02-004	Continued by Staff to September 11, 2003
12.	Presentation by Walk Sacramento and Sacramento Area Bicycle Advocates (SABA)	M03-134	Continued by Staff to September 11, 2003
13.	Citizens Addressing the Planning Commission		
14.	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;</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> <p>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. 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: right;">Continued from May 22, 2003</p>	<p>P02-087 Hearing</p>	<p>Ellen Marshall, 264-5851</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
NEW BUSINESS		

3.	<p>Truxel 3 PUD, located at the southeast corner of Truxel Road and Gateway Park Blvd. Entitlements to create the Truxel 3 Planned Unit Development, with designated uses and intensities on 5.0± gross acres (2.8± net acres) in the Highway Commercial Planned Unit Development (HC PUD) Zone; (D1) APN: 225-0170-043.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Development Agreement;</p> <p>D. Rezone from 5.0± gross acres of Manufacturing Research and Development-20 Planned Unit Development (MRD-20 PUD) to 5.0± gross acres of Highway Commercial Planned Unit Development (HC PUD);</p> <p>E. PUD Designation and Adoption of PUD Guidelines and a Schematic Plan to designate the 5.0± gross acre (2.8± net acre) site as the Truxel 3 Planned Unit Development and to include a Planned Unit Development Schematic Plan and Guidelines for the site.</p>	<p>P00-123 Consent</p>	<p>Greg Bitter, 808-7816</p> <p>A-E Recommend Approval and Forward to City Council</p>
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<p>4. 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 style="text-align: center;">Continued from August 14, 2003</p>	<p>P01-005 Consent</p>	<p>Antonio Ablog, 808-7702</p> <p>A-D, F-H Adopt Notice of Decision and Findings of Fact for Approval</p> <p>E Recommend Approval and Forward to City Council</p>
<p>5. Sheldon Whitehouse Tentative Map located at Whitehouse Road north of Sheldon Road. Tentative Map to subdivide 27.10± acres into 160 single-family residential lots and 3 landscaped lots in the Rural Estates (RE-1/4) zone on the north side of Sheldon Road east of Bruceville Road. APN's: 117-0212-014, 015, 022, 023, 024, and 025. Council District 8.</p> <p>A. Environmental Determination: Negative Declaration</p> <p>B. Mitigation Monitoring Plan</p> <p>C. Rezone of 27.10± acres of Rural Estates (RE-1/4) to Standard Single Family (R-1)</p> <p>D. Inclusionary Housing Plan</p> <p>E. Tentative Map to subdivide 27.10± acres into 160 single-family lots and 3 landscaped lots</p>	<p>P02-083 Consent</p>	<p>Antonio Ablog, 808-7702</p> <p>A-B, D-E Adopt Notice of Decision and Findings of Fact for Approval</p>

<p>6.</p>	<p>Lotus Lounge located at 1009 10th Street. Entitlements to allow a bar/nightclub in an existing two story building on 0.07+/- developed acres in the Central Business District Special Planning District (C-3-SPD) zone. APN: 006-0103-002. CD 1.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15301a);</p> <p>B. Special Permit to allow a 4,589+/- sf bar/nightclub in an existing 5,616" sf two story building on 0.07+/- developed acres in the Central Business District Special Planning District (C-3-SPD) zone.</p>	<p>P03-043 Consent</p>	<p>Michael York, 808-8239</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>7.</p>	<p>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 to 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 style="text-align: center;">Continued from August 14, 2003</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>8.</p>	<p>2111 Perkins Way Residences. Entitlements to construct three residential units in the General Commercial (C-2) zone located at 2111 Perkins Way. APN: 013-0162-031 (D4);</p> <p>A. Environmental Determination: Exempt;</p> <p>B. Special Permit to allow construction of three (3) residential units in the General Commercial (C-2) zone;</p> <p>C. Variance to reduce the required tree shading for the parking and maneuvering areas of the multi-family development located at 2111 Perkins Way;</p> <p>D. Variance to reduce the required vehicle maneuvering area for a multi-family development within the General Commercial (C-2) zone.</p>	<p>P03-050</p>	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>Continued by Staff to September 11, 2003</p>

9.	<p>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; B. Plan Review Major Modification for a new duplex on 0.15" net developed acres in the Multi-Family Residential (R-3A) zone; 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; D. Variance to reduce the interior court requirement from 10 feet to 4'-9".</p> <p style="text-align: center;">Continued from August 14, 2003</p>	P03-056 Consent	Ted Kozak, 808-1944 A-D Adopt Notice of Decision and Findings of Fact for Approval
10.	<p>Tower Plaza Signage at 1692 Arden Way Entitlements to allow the construction of a two additional attached signs, totaling approximately 160 square feet in area, on 0.92 net developed acres in the Shopping Center Review Planned Unit Development (SC-R-PUD) zone; A. Environmental Determination: Exempt, Section 15311; B. PUD Guidelines Amendment: to increase the amount of attached signage from one to three signs in the Shopping Center Review Planned Unit Development (SC-R-PUD) zone.</p>	P03-062 Consent	Ted Kozak, 808-1944 A-B Adopt Notice of Decision and Findings of Fact for Approval
11.	Pedestrian Master Plan Update	M02-004	Jim McDonald, 264-5723 Continued by Staff to September 11, 2003
12.	Presentation by Walk Sacramento and Sacramento Area Bicycle Advocates (SABA) regarding the health benefits of well designed walk and bike facilities.	M03-134	Jim McDonald, 264-5723 Continued by Staff to September 11, 2003
MISCELLANEOUS			
13.	Citizens Addressing the Planning Commission		
14.	Questions and Ideas of the Planning Commission		