



CITY OF SACRAMENTO PLANNING COMMISSION



••• AGENDA •••

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

September 11, 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
September 11, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Pocket Area McDonald's located at 250 Florin Road	P99-151	Consent
2.	Meadowview Estates North located South of Meadowview Road and Danvers Way between Lytle Street and Manorside Drive	P01-124	Consent
3.	Reflections at Rush River located at the Northeast corner of Rush River Drive and Delta Wind Drive	P02-066	Hearing
4.	Shasta Estates Special Permit	P02-123	Consent
5.	Academy Arms located at the north end of Academy Way on the West side of Academy Way	P03-011	Withdrawn
6.	241 Haggin Avenue Tentative Map located at 241 Haggin Avenue	P03-026	Consent
7.	Expo Office Building located at 1375 Exposition Boulevard	P03-030	Consent
8.	Elvas Avenue Rezone located at 5676 Elvas Avenue	P03-035	Consent
9.	Q Street Villas located at 2310 Q Street	P03-044	Continued to October 9, 2003
10.	Cambay West Apartments located at the Northeast corner of El Centro Road and Bonfair Avenue	P03-047	Consent
11.	2111 Perkins Way Residences	P03-050	Hearing
12.	Approval of Proposed Redevelopment Area Boundaries for 65 th Street and Folsom Boulevard Area	M03-006	Hearing
13.	Presentation by Walk Sacramento and Sacramento Area Bicycle Advocates (SABA)	M03-134	Informational
14.	Pedestrian Master Plan Update	M02-004	Informational
15.	Citizens Addressing the Planning Commission		
16.	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 August 28, 2003</p>	<p>P99-151 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>A-B, D-E Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C Adopt Notice of Decision and Findings of Fact for Denial.</p>
NEW BUSINESS		
<p>2. 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>A-B, D-E Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>3. 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: right;">Continued from June 26, 2003</p>	P02-066 Hearing	Ellen Marshall, 264-5851 A, C-D Adopt Notice of Decision and Findings of Fact for Approval B Withdrawn by Staff
<p>4. Shasta Estates Special Permit. Entitlements to construct 53 single-family dwellings in the Single-family Alternative (R-1A) zone of the Jacinto Creek Planning Area (JCPA) located 620± east of Bruceville Road on the south side of Shasta Avenue. APN: 117-0202-037, D8</p> <p>A. Environmental Determination: Prior Approval of the JCPA EIR Addendum (Res. No. 99-185); B. Special Permit to develop 53 single-family homes within the Single-family Alternative (R-1A) zone.</p>	P02-123 Consent	Kimberly Kaufmann-Brisby, 808-5590 A-B Adopt Notice of Decision and Findings of Fact for Approval
<p>5. Academy Arms located at the north end of Academy Way on the West side of Academy Way . Entitlements to construct 7 townhouse units in the Residential Office (RO) zone. (D3) APN: 265-0384-011.</p> <p>A. Environmental Determination: Categorical Exemption (Sections 15332); B. Tentative Map to subdivide one 0.56± net acre parcel into seven parcels in the Residential Office (RO) zone; C. Special Permit to allow the development of 7 townhouse units in the RO zone.</p>	P03-011 Hearing	Mark Kraft, 808-8116 Withdrawn by Staff to be rescheduled at a later date

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>6. 241 Haggin Avenue Tentative Map located at 241 Haggin Avenue. Entitlements necessary to subdivide one partially developed residential parcel into three residential parcels (D1) APN: 262-0181-013.</p> <p>A. Environmental Determination: Categorical Exemption (Sections 15303, 15305, and 15332);</p> <p>B. Tentative Map to subdivide one 0.64± net acre parcel into three parcels in the Standard Single-Family (R-1) zone;</p> <p>C. Subdivision Modification to allow parcels 2 and 3 to have no street frontage and to be less than 100 feet in depth;</p> <p>D. Variance to allow building permits to be issued for two proposed parcels without twenty feet of public street frontage (parcels 2 and 3).</p>	<p>P03-026 Consent</p>	<p>Arwen Wacht, 808-1964</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>7. Expo Office Building located at 1375 Exposition Boulevard. Entitlements to construct a 57,000" square foot three story office building on 2.45" acres in the proposed General Commercial Planned Unit Development (C-2-PUD) zone. APN: 277-0286-018. CD 3.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332);</p> <p>B. Rezone 2.45" acres from Shopping Center Review Planned Unit Development (SC-R-PUD) to General Commercial Planned Unit Development (C-2-PUD);</p> <p>C. Schematic Plan Amendment to designate 2.45" acres from restaurant to restaurant/office in the proposed General Commercial Planned Unit Development (C-2-PUD) zone;</p> <p>D. Special Permits for a major project and to develop within a PUD, a 57,000" square foot three story office building on 2.45" acres in the Point West PUD.</p>	<p>P03-030 Consent</p>	<p>Michael York, 808-8239</p> <p>A, C-D Adopt Notice of Decision and Findings of Fact for Approval</p> <p>B Recommend Approval and Forward to City Council</p>
<p>8. Elvas Avenue Rezone located at 5676 Elvas Avenue. Entitlements to rezone 0.16" developed acres to Residential Mixed Use (RMX). APN: 004-0342-003. CD 3.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332);</p> <p>B. Rezone 0.16" developed acres from Single Family (R-1) to the Residential Mixed Use (RMX) zone.</p>	<p>P03-035 Consent</p>	<p>Michael York, 808-8239</p> <p>A-B Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>9. Q Street Villas located at 2310 Q Street. Entitlements to construct five attached townhomes in the Multi-family-R Street Special Planning District (R-3A SPD) zone.. (D3) APN: 007-0326-005.</p> <p>A. Environmental Determination: Categorical Exemption (Sections 15332);</p> <p>B. Tentative Map to subdivide one 0.149± net acre parcel into five parcels in the Multiple Family-R Street Special Planning District (R-3A-SPD) zone;</p> <p>C. Special Permit to allow the development of five alternative single family homes.</p>	P03-044	<p>Mark Kraft, 808-8116</p> <p>Continued by Applicant to October 9, 2003</p>
<p>10. 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 28, 2003</p>	P03-047 Consent	<p>Arwen Wacht, 808-1964</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>11. 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>	P03-050 Hearing	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>12. Approval of Proposed Redevelopment Area Boundaries for 65th Street and Folsom Boulevard Area</p> <p style="text-align: center;">Continued from August 14, 2003</p>	M03-006 Hearing	<p>Kim King, 440-1399 ext.1400 Jim McDonald, 264-5723</p>
<p>13. Presentation by Walk Sacramento and Sacramento Area Bicycle Advocates (SABA) regarding the health benefits of well designed walk and bike facilities.</p> <p style="text-align: center;">Continued from August 28, 2003</p>	M03-134	<p>Jim McDonald, 264-5723</p> <p>Informational</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
14.	Pedestrian Master Plan Update Continued from August 28, 2003	M02-004	Jim McDonald, 264-5723 Informational
MISCELLANEOUS			
15.	Citizens Addressing the Planning Commission		
16.	Questions and Ideas of the Planning Commission		