



CITY OF SACRAMENTO PLANNING COMMISSION



••• AGENDA •••

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

October 9, 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

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SUMMARY OF AGENDA CONTENTS
October 9, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Coral Business Center located at the northwest corner of the intersection of Truxel Road and Gateway Park Boulevard	P99-072	Continued by Staff to October 23, 2003
2.	Sheldon Whitehouse Tentative Map located at Whitehouse Road north of Sheldon Road	P02-083	Consent
3.	Q Street Villas located at 2310 Q Street	P03-044	Consent
4.	Creekside Oaks Phase IV, located at the northwest corner of Natomas Park Drive and Garden Highway	P03-049	Continued by Staff to October 23, 2003
5.	Blue Sky Day Spa located at 4250 H Street	P03-069	Hearing
6.	Commercial Corridor Revitalization Strategy	M02-008	Hearing
7.	Citizens Addressing the Planning Commission		
8.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<u>NEW BUSINESS</u>		
<p>1. Coral Business Center located at the northwest corner of the intersection of Truxel Road and Gateway Park Boulevard. Entitlements to allow for the development of office, support retail, and employment center land uses on 25.84± gross acres in the Employment Center Planned Unit Development (EC-50-PUD and EC-80-PUD) zones within the Coral Planned Unit Development (D1) APN: 225-0160-081.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Guidelines Amendment to amend the Coral Planned Unit Development Guidelines to include guidelines for and references to the proposed development;</p> <p>D. PUD Schematic Plan Amendment to amend the Coral Planned Unit Development Schematic Plan to include 25.84± gross acres for office, support retail, and employment center land uses;</p> <p>E. Tentative Subdivision Map to subdivide one 25.84± gross acre parcel into five parcels;</p> <p>F. Special Permit to develop three three-story office buildings (approximately 255,000 square feet) and 50,083± square feet of retail/restaurants on 25.84± gross acres in the Employment Center Planned Unit Development (EC-50-PUD and EC-80-PUD) zones.</p>	<p>P99-072 Hearing</p>	<p>David Kwong, 264-2691</p> <p>Continued by Staff to October 23, 2003</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>2. 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 2 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. Tentative Map to subdivide 27.10± acres into 160 single-family lots and 3 landscaped lots</p> <p>E. Inclusionary Housing Plan</p>	<p>P02-083 Hearing</p>	<p>Antonio Ablog, 808-7702</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>
<p>3. 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>	<p>P03-044 Consent</p>	<p>Mark Kraft, 808-8116</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>4. Creekside Oaks Phase IV, located at the northwest corner of Natomas Park Drive and Garden Highway. Entitlements to construct two office buildings totaling 176,356± square feet (88,178± square feet each) on 10.9± gross acres, located within the Creekside Oaks Planned Unit Development in the Office PUD (OB-PUD) zone; (D1); APNS: 274-0410-025, -026.</p> <p>A. Environmental Determination: Addendum to the Creekside Oaks Phase IV Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit to construct two office buildings totaling 176,356± square feet (88,178± square feet each) on 10.9± gross acres in the Office PUD (OB-PUD) zone.</p>	<p>P03-049 Consent</p>	<p>Greg Bitter, 808-7816</p> <p>Continued by Staff to October 23, 2003</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>5. Blue Sky Day Spa located at 4250 H Street. Entitlements to allow a day spa (Support Commercial Service) within the Office Building (OB) zone. APN: 008-0051-025, 004-0293-019. CD 3.</p> <p>A. Environmental Determination: Exempt, Section 15301(a);</p> <p>B. Special Permit to allow 1,032± square foot support commercial service use (day spa) within an existing 5,200 square foot medical office building on 0.33+/- developed acres in the Office Building (OB) zone;</p> <p>C. Special Permit for off-site parking for a support commercial service use (day spa) in the Office Building (OB) zone.</p>	<p>P03-069 Hearing</p>	<p>Michael York, 808-8239</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>6. Commercial Corridor Revitalization Strategy Amendments to Chapter 17.16, 17.20, 17.24, 17.60, 17.76 and 17.132 and Adding Footnote 17.79 to Title 17 of the City Code, Relating to Commercial Corridor Revitalization, Adoption of Amendments to Section 1 and Section 4 of the City of Sacramento General Plan and Adoption of the Neighborhood Commercial Corridor Design Principles Document. (Citywide) (M02-048)</p> <p>A. Environmental Determination. Exemption, Section 15061.b.3.</p> <p>B. General Plan Amendment Section 1 and Section 4 of the City of Sacramento General Plan, Related to Commercial Corridors.</p> <p>C. Adopt the Neighborhood Commercial Corridor Design Principles Document.</p> <p>D. Zoning Ordinance Amendment to Sections 17.16.010, 17.20.010, Table 17.24.030b of 17.24.030, Footnotes 8 and 76 of 17.24.050, 17.60.020, Footnotes 16 and 17 of 17.60.030, 17.76.030 C., and 17.132.035, and Adding Footnote 79 to Section 17.24.050 and Paragraph D to Section 17.76.030 of Title 17 of the Sacramento City Code Relating to Development in the C-1 and C-2 Zones (Commercial Corridor Revitalization).</p>	<p>M02-008 Hearing</p>	<p>Aaron Sussman, 808-7931</p> <p>A-D Recommend Approval and Forward to City Council</p>
MISCELLANEOUS		
7. Citizens Addressing the Planning Commission		
8. Questions and Ideas of the Planning Commission		