



# CITY OF SACRAMENTO PLANNING COMMISSION



## ••• AGENDA •••

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

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November 13, 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 10<sup>th</sup> 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**

<b>JOHN VALENCIA, CHAIR</b> <b>JAMES BACCHINI, VICE-CHAIR</b> <b>D. E. "RED" BANES</b> <b>THERESA TAYLOR-CARROLL</b> <b>SHELTON DURUISSEAU</b>	<b>DEBRA JONES</b> <b>PATRICK KENNEDY</b> <b>BOB WASTE</b> <b>JOSEPH YEE</b>
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**SUMMARY OF AGENDA CONTENTS**  
**November 13, 2003**

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Oto's Japan Food located at 4990 Freeport Boulevard	P03-033	Hearing
2.	Johnston Park TM located on the North side of Eleanor Avenue, 400 feet west of Grove Avenue	P02-059	Consent
3.	Airway Market Special Permit located at 5960 Freeport Boulevard	P02-168	Withdrawn by Applicant
4.	Massie and Company Tentative Map located at the Southwest corner of Elder Creek Road and Florin-Perkins Road	P03-045	Consent
5.	Creekside Oaks Phase IV, located at the northwest corner of Natomas Park Drive and Garden Highway	P03-049	Consent
6.	3740 Business Drive Office Expansion located at the northwest corner of 14 <sup>th</sup> Avenue and Business Drive	P03-071	Consent
7.	Habitat for Humanity Residence located at 3851 8 <sup>th</sup> Avenue	P03-073	Consent
8.	Del Paso Road Alcohol Sales, located at 2700 Del Paso Road, east of East Commerce Parkway	P03-078	Hearing
9.	Regency Mobile Home Park located at 6001 Riza Avenue	P03-092	Consent
10.	Nunez Residence located at 5704 Surf Way	P03-095	Consent
11.	American Legion, Post 61, located at 2531 Rio Linda Boulevard	P03-106	Consent
12.	Meadowview Station located north of Meadowview Road, west of the Union Pacific Railroad	P03-109	Hearing
13.	Amendment to the City Code related to the Employment Center (EC) Zone	M03-175	Consent
14.	Planning Commission Meeting Dates for Year 2004	N/A	Consent
15.	Citizens Addressing the Planning Commission		
16.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b><u>OLD BUSINESS</u></b>		
<p><b>1. Oto's Japan Food located at 4990 Freeport Boulevard</b>                      Entitlements to construct a market and an adjacent single-family residence in the General Commercial Executive Airport Overflight 4 (C-2 EA4) and Standard Single-family Executive Airport Overflight 4 (R-1 EA4) zones. APNs: 017-0211-012, 008, 009 (D4);</p> <p><b>A. Environmental Determination:</b> Categorical Exemption;</p> <p><b>B. Rezone</b> of 0.21± acres from the Standard Single-family Executive Airport Overflight 4 (R-1 EA4) zone to the General Commercial Executive Airport Overflight 4 (C-2 EA4) zone;</p> <p><b>C. Special Permit</b> allowing the sale of alcoholic beverages for off-site consumption;</p> <p><b>D. Special Permit</b> to reduce the required number of parking spaces by one (1) parking space;</p> <p><b>E. Variance</b> reducing the required front setback in the Standard Single-family Executive Airport Overflight 4 (R-1 EA4) zone from 25-feet to 20-feet;</p> <p><b>F. Lot Merger</b> creating one parcel from three; 65402 Review for the abandonment of a 20' public utility easement</p> <p><b>G. 65402 Review</b> for the abandonment of a 20' public utility easement</p> <p style="text-align: right;"><b>Continued from October 23, 2003</b></p>	<p>P03-033 Hearing</p>	<p>Kimberly Kaufmann-Brisby 808-5590</p> <p>A, C-G Adopt Notice of Decision and Findings of Fact for Approval</p> <p>B Recommend Approval and Forward to City Council</p>
<b><u>NEW BUSINESS</u></b>		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
2.	<p><b>Johnston Park TM located on the North side of Eleanor Avenue, 400 feet west of Grove Avenue.</b> Entitlements to develop 14 single family detached homes on 2.3" gross acres in the Single Family Alternative (R-1A) zone. APN: 263-0110-023, -027, -028, -029. CD 2.</p> <p><b>A. Environmental Determination: Exempt (CEQA Section 15332&amp; 15303);</b></p> <p><b>B. General Plan Amendment</b> to amend the designation from Parks-Recreation-Open Space to Low Density Residential (4-15du/na) on 2.3" gross acres;</p> <p><b>C. Community Plan Amendment</b> to amend the designation from Parks/Open Space to Residential (7-15du/na) on 2.3" gross acres;</p> <p><b>D. Lot Line Adjustment</b> to adjust the common lot lines between four lots totaling 15.2" acres in the Single Family Alternative (R-1A) and Single Family (R-1) zones;</p> <p><b>E. Tentative Map</b> to subdivide one lot totaling 2.3" gross acres into 14 lots in the Single Family Alternative (R-1A) zone;</p> <p><b>F. Special Permit</b> to develop 14 single family detached homes on 2.3" gross acres in the Single Family Alternative (R-1A) zone;</p> <p><b>G. 65402 Review</b> – General Plan consistency for acquisition and/or disposition of City property.</p>	P02-059 Consent	<p>Michael York, 808-8239</p> <p>A, D-G Adopt Notice of Decision and Findings of Fact for Approval</p> <p>B-C Recommend Approval and Forward to City Council</p>
3.	<p><b>Airway Market Special Permit located at 5960 Freeport Boulevard.</b> Entitlements to add fuel sales to an existing market that sells alcohol (with a deemed Special Permit) in the General Commercial Executive Airport Overflight 4 (C-2 EA4) zone APN: 035-0054-005, (D4);</p> <p><b>A. Environmental Determination:</b> Exempt ;</p> <p><b>B. Special Permit</b> to add fuel sales to an existing market that sells alcohol in the General Commercial Executive Airport Overflight 4 (C-2 EA4) zone.</p>	P02-168 Hearing	<p>Kimberly Kaufmann-Brisby 808-5590</p> <p>Withdrawn by Applicant</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>4. Massie and Company Tentative Map located at the Southwest corner of Elder Creek Road and Florin-Perkins Road.</b> Entitlements to subdivide 18.3+ acres into 7 lots within the Heavy Industrial (M-2S) zone;</p> <p><b>A. Environmental Determination:</b> Exempt (15061(b)(3))</p> <p><b>B. Tentative Parcel Map</b> to divide 18.3+ acres into 7 parcels in the Heavy Industrial (M-2S) zone.</p>	<p>P03-045 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p><b>5. Creekside Oaks Phase IV, located at the northwest corner of Natomas Park Drive and Garden Highway.</b> 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><b>A. Environmental Determination:</b> Addendum to the Creekside Oaks Phase IV Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Special Permit</b> 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 style="text-align: right;"><b>Continued from October 9, 2003</b></p>	<p>P03-049 Consent</p>	<p>Greg Bitter, 808-7816</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p><b>6. 3740 Business Drive Office Expansion located at the northwest corner of 14<sup>th</sup> Avenue and Business Drive.</b> ENTITLEMENTS to increase the amount of office space in an existing 26,750 square foot building to 50% in the Light Industrial (M-1) zone at the northwest corner of 14th Avenue and Business Drive. APN: 015-0312-019. Council District 6</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA 15301, 15304)</p> <p><b>B. Special Permit</b> to expand office use in an existing building to 50 percent (13,375 square feet) in the Light Industrial (M-1) zone.</p>	<p>P03-071 Consent</p>	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p><b>7. Habitat for Humanity Residence located at 3851 8<sup>th</sup> Avenue.</b> Entitlements to construct a single-family residence on 0.14± vacant acres in the Limited Commercial (C-1) zone within the Oak Park Design Review District. (D5) APNs: 014-0174-014, 015.</p> <p><b>A. Environmental Determination:</b> Exempt;</p> <p><b>B. Special Permit</b> to construct a single-family residence on 0.14± vacant acres in the Limited Commercial (C-1) zone.</p>	<p>P03-071 Consent</p>	<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><b>8. Del Paso Road Alcohol Sales, located at 2700 Del Paso Road, east of East Commerce Parkway.</b> Entitlements to allow the sale of beer and wine (for off-site consumption) at an existing convenience market on a 1.05± acre parcel in the Employment Center 65 PUD (EC 65 PUD) zone. D1. APN: 225-0070-080.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (Section 15301);</p> <p><b>B. Special Permit</b> to allow the sale of beer and wine for off-site consumption at an existing convenience store in the Del Paso Road Planned Unit Development within the Employment Center 65 PUD (EC-65 PUD) zone.</p> <p style="text-align: center;"><b>Continued from October 23, 2003</b></p>	<p>P03-078 Hearing</p>	<p>Greg Bitter, 808-7816</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Denial</p>
<p><b>9. Regency Mobile Home Park located at 6001 Riza Avenue.</b> Entitlements to expand the existing Regency Mobile Home Park within the General Commercial Review Stockton Blvd. Special Planning District (C-2-R-SPD), and Single Family Alternative Stockton Blvd. Special Planning District (R-1A-SPD) zones; (Council District 6); APNs: 039-0171-046, -024, -025, -019, &amp; -031</p> <p><b>A. Environmental Determination:</b> Exempt (15332);</p> <p><b>B. Special Permit</b> to allow a mobile home park within the General Commercial Review Stockton Blvd. Special Planning District (C-2-R-SPD), and Single Family Alternative Stockton Blvd. Special Planning District (R-1A-SPD) zones;</p> <p><b>C. Variance</b> to increase required density of 10 units per acre to approximately 13 units per acre;</p> <p><b>D. Variance</b> from the required 25-foot front yard setback to 10-feet and the required 15-foot rear-yard setback to 10-feet;</p> <p><b>E. Parcel Merger</b> to merge five parcels into one totaling 7.92+ acres in size.</p>	<p>P03-092 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>
<p><b>10. Nunez Residence located at 5704 Surf Way</b> Entitlements to merge three parcels into one parcel and to allow the construction of one home in the Single Family Alternative (R-1A) zone; Council District 4; APNs: 029-0021-052; -053; -054.</p> <p><b>A. Environmental Determination:</b> Exempt (15303(a));</p> <p><b>B. Parcel Merger</b> to merge three parcels totaling 1.52 acres into one parcel in the R-1A zone;</p> <p><b>C. Special Permit</b> to construct one 4,750 square foot single family home in the R-1A zone.</p>	<p>P03-095 Consent</p>	<p>Heather Forest, 808-5008</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>11. American Legion, Post 61, located at 2531 Rio Linda Boulevard.</b> Entitlements to re-establish a private club with 23 existing parking spaces, adjacent to the west, on 0.38 net acres in the Multi-Family (R-2B) zone.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15301;</p> <p><b>B. Special Permit</b> to operate a Private Social Club in the 6,338 square foot former Moose Lodge building;</p> <p><b>C. Special Permit</b> for off-site parking under same ownership, located on APN: 265-0291-010.</p>	P03-106 Consent	Ted Kozak, 808-1944  A-C Adopt Notice of Decision and Findings of Fact for Approval
<p><b>12. Meadowview Station located north of Meadowview Road, west of the Union Pacific Railroad.</b> Entitlements to subdivide 39.3+ gross acres into 158 single family lots, a 1.25± acre park (Lot A), Lot B of 5.75± acres, Lot C of 1.75± acres, and Lot D of 1± acres, and construct 158 single family homes within the Single Family Alternative (R-1A) zone; Council District 8; APN: 049-0050-023 &amp; 049-0071-003.</p> <p><b>A. Environmental Determination:</b> Exempt per CEQA Section 15270 (a);</p> <p><b>B. Tentative Map</b> to subdivide 39.3+ acres into 158 single family lots, a 1.25± acre park (Lot A), Lot B of 5.75± acres, Lot C of 1.75± acres, and Lot D of 1± acres, within the R-1A zone;</p> <p><b>C. Special Permit</b> to construct 158 single family homes within the R-1A zone.</p>	P03-109 Hearing	Heather Forrest, 808-5008  A-C Adopt Notice of Decision and Findings of Fact for Denial
<p><b>13. Amendment to the City Code related to the Employment Center (EC) Zone.</b> Entitlements to amend the City Code related to the Employment Center (EC) Zone. Council District 1, North Natomas.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (Sec. 15061(b)(3))</p> <p><b>B. Amend Section 17.24.050, Chapter 17.24, Title 17, Footnote 53 of the City Code</b> relative to land uses in the Employment Center (EC) Zone.</p> <p style="text-align: center;"><b>Continued from October 23, 2003</b></p>	M03-175 Consent	Donna Decker, 808-5698  A-B Adopt Notice of Decision and Findings of Fact for Approval
<p><b>14. Planning Commission Meeting Dates for Year 2004</b></p>	N/A Consent	Gary Lane, 264-5608
<b>15. Citizens Addressing the Planning Commission</b>		
<b>16. Questions and Ideas of the Planning Commission</b>		