



CITY OF SACRAMENTO PLANNING COMMISSION



••• AGENDA •••

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

December 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
December 11, 2003

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Regency Mobile Home Park located at 6001 Riza Avenue	P03-092	Hearing
2.	College Square located south of Cosumnes River Boulevard, between Bruceville Road and Highway 99	P00-147	Hearing
3.	Natomas Corporate Center Office Buildings located at the southwest corner of West El Camino Avenue and Natomas Park Drive	P03-020	Consent
4.	Osage Tentative Map located at 8981 Osage Avenue. Entitlements	P03-053	Consent
5.	Lee Four Plex located on Mobley Avenue, west of Norwood Avenue	P03-076	Consent
6.	Carriage Lane Condominium located at the west of Truxel, east of Innovator Drive, and north of Natomas Crossing Drive	P03-085	Consent
7.	Expo/80 Monopole located at 3341 Lanatt Street near Business 80 and the American River	P03-098	Consent
8.	1831 S Street Mixed Use Project located at 1831 S Street	P03-102	Consent
9.	Sacramento Kenworth located at 707 Display Way	P03-111	Consent
10.	Amendment to the Sacramento City Code related to ground floor retail uses in the Central Business District Special Planning District (C-3 SPD) zone.	M02-107	Consent
11.	American River Parkway Plan Update	M03-002	Consent
12.	Review of proposed new public high school at 5517 & 5601 47 th Avenue	M03-224	Consent
13.	Development Oversight Commission Recommendations & Streamlining Proposal	M03-227	Informational
14.	Citizens Addressing the Planning Commission		
15.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<u>OLD BUSINESS</u>		
<p>1. Regency Mobile Home Park located at 6001 Riza Avenue. 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, & -031</p> <p>A. Environmental Determination: Exempt (15332);</p> <p>B. Special Permit 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>C. Variance to increase required density of 10 units per acre to approximately 13 units per acre; <i>Withdrawn by Applicant</i></p> <p>D. Variance from the required 25-foot front yard setback to 10-feet and the required 15-foot rear-yard setback to 10-feet;</p> <p>E. Parcel Merger to merge five parcels into one totaling 7.92+ acres in size.</p> <p style="text-align: right;">Continued from November 13, 2003</p>	<p>P03-092 Hearing</p>	<p>Ellen Marshall, 808-5851</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>
<u>NEW BUSINESS</u>		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>2. College Square located south of Cosumnes River Boulevard, between Bruceville Road and Highway 99. Entitlements to develop 724 senior and multifamily residential units and 270,256± sq.ft. of retail and office commercial space on approximately 53 acres in the Multi-Family Review (R2B-R), Limited Commercial (C-1) and Highway Commercial Review (HC-R) zones. (Council District 8) APN: 117-0182-001, 003, 024, 025, 028, 029, & 030.</p> <p>A. Environmental Determination: Environmental Impact Report;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. General Plan Amendment to redesignate 21.46± gross acres of Low Density Residential and 41.81± gross acres of medium density residential to 37.62± gross acres of Community/Neighborhood Commercial and Offices, 12.59± gross acres of Medium Density Residential (16-29 du/na) and 13.06± gross acres of High Density Residential (30+ du/na);</p> <p>D. Community Plan Amendment to redesignate 53.82+ Gross acres of Residential (7-15), 2.51+ Gross acres of General Commercial, and 6.94+ gross acres of Highway Commercial to 37.87+ acres gross acres of General Commercial, 14.45± gross acres of Residential (11-29 du/na) and 11.00± gross acres of Residential (29+ du/na);</p> <p>E. Rezone from 1.02± gross acres of Office building (OB), 2.18± gross acres of Limited commercial (C-1), 6.94± gross acres of Highway commercial review (HC-R), 11.72± gross acres of Multi-family (R-2B) and 41.41± gross acres of Multi-family review (R-2B-R) are hereby removed and placed into 37.62± gross acres of General Commercial PUD (C-2-PUD), 12.59± gross acres of Multi-Family PUD (R-3-PUD), 10.21± gross acres of multi-family PUD (R-3A-PUD) and 2.85± gross acres of multi-family PUD (R-4-PUD);</p> <p>F. Planned Uhit Development Designation establishing Guidelines and a Schematic Plan for construction of 252 senior and 472 multifamily residential units and 270,256± sq.ft. of retail and office commercial space;</p> <p>G. Planned Unit Development Designation establishing Guidelines and a Schematic Plan for construction of 252 senior and 472 multifamily residential units and 270,256± sq.ft. of retail and office commercial space;</p> <p>H. Tentative Map to abandon Kastanis Way and to subdivide 7 lots totaling 53.25 net acres into 35 parcels for residential and commercial use in the proposed C-2-PUD, R-4-PUD, R-3A-PUD, and R-3-PUD zones.</p> <p>I. Inclusionary Housing Plan.</p>	<p>P00-147 Hearing</p>	<p>Tom Pace, 264-6848 Antonio Ablog, 808-7702</p> <p>A-C, G-H Adopt Notice of Decision and Findings of Fact for Approval</p> <p>E-F, I Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>3. Natomas Corporate Center Office Buildings located at the southwest corner of West El Camino Avenue and Natomas Park Drive. Entitlements to allow the development of two office buildings and a parking structure in the Natomas Corporate Center Planned Unit Development (PUD) (D1) APN: 274-0042-035.</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Schematic Plan Amendment to depict offices, support commercial, and restaurant uses on 19± acres in the Natomas Corporate Center Planned Unit Development (PUD);</p> <p>D. Tentative Map to subdivide one 19± acre parcel into three parcels in the Office Building Planned Unit Development (OB-PUD) zone; and</p> <p>E. Special Permit to develop two ten-story office buildings and a parking structure on 19± acres in the Office Building Planned Unit Development (OB-PUD) zone.</p>	<p>P03-020 Consent</p>	<p>Arwen Wacht, 808-1964</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>4. Osage Tentative Map located at 8981 Osage Avenue. Entitlements to subdivide 10± acres into 6 lots within the Heavy Industrial Review (M-2S-R) zone; (D8) APN: 062-0030-012</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Parcel Map to divide 10± acres into 6 parcels in the Heavy Industrial Review (M-2S-R) zone.</p>	<p>P03-053 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>5. Lee Four Plex located on Mobley Avenue, west of Norwood Avenue. Entitlements to develop a 4,986" square foot, four unit residential complex on 0.18" vacant acres in the Multi-Family (R-3) zone. APN: 250-0331-038. CD 2.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332);</p> <p>B. Variance to develop a four unit residential complex on a parcel that has no public street frontage in the Multi-Family (R-3) zone on 0.18" vacant acres;</p> <p>C. Plan Review of a 4,986" square foot, four unit residential complex in the Multi-Family (R-3) zone.</p>	<p>P03-076 Consent</p>	<p>Michael York, 808-8239</p> <p>A-C Adopt Notice of Decision and Findings of Fact For Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>6. Carriage Lane Condominium located at the west of Truxel, east of Innovator Drive, and north of Natomas Crossing Drive. ENTITLEMENTS to construct 156 condominium units in 3-plex and 6-plex configurations on 13.37± gross acres of Employment Center (EC-65PUD) zoned land within the Natomas Crossing Area 2 PUD. Entitlements include:</p> <p>A. Environmental Determination: Addendum B. Mitigation Monitoring Plan C. Schematic Plan Amendment to replace 184,500 to 205,000 s.f. of office use with 156 residential units in the EC-65PUD zone within the Natomas Crossing PUD. D. Tentative Subdivision Map to subdivide a 12.98± net acres parcel into 1 lot for condominium purposes. E. Special Permit to construct 156 condominium units on 12.98±net acres EC-65PUD zone within the Natomas Crossing PUD.</p>	<p>P03-085 Consent</p>	<p>Kenny Wan, 808-2222</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>7. Expo/80 Monopole located at 3341 Lanatt Street near Business 80 and the American River. Entitlements to construct a 65 foot high monopole with equipment lease area for a cellular facility on 10.25" gross acres in the Heavy Industrial (M-2) zone. APN: 001-0170-025. CD 3.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15301 & 15303); B. Special Permit to construct a 65 foot high monopole with equipment lease area for a cellular facility on 10.25" gross acres in the Heavy Industrial (M-2) zone.</p>	<p>P03-098 Consent</p>	<p>Michael York, 808-8239</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>8. 1831 S Street Mixed Use Project located at 1831 S Street. Entitlements to reestablish a residential mixed-use project on 0.14 +/- developed acres in the Residential Mixed Use- R Street Special Planning District (RMX-SPD) zone. (D4) APN: 010-0021-004.</p> <p>A. Environmental Determination: Exempt per CEQA Sec.15322; B. Special Permit to expand an existing non-conforming use in the RMX-SPD zone.</p>	<p>P03-102 Consent</p>	<p>Mark Kraft, 808-8116</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>9. Sacramento Kenworth located at 707 Display Way. Entitlements to develop a 49,252 square foot truck maintenance, sales and parts facility for the corporate offices of Freightliner Truck on 5.8 +/- acres in the Light Industrial Planned Unit Development (M-1 PUD) zone (Norwood/ I-80 PUD). The facility consists of a 24,390 SF shop area, 8,439 SF warehouse area, 1,378 SF sales area, and 14,995 SF office area. (D2) APN: 250-0450-011 thru -017.</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Lot Line Merger to merge 7 lots into one, totaling 5.8 acres in the Light Industrial Planned Unit Development (M-1-PUD) zone;</p> <p>D. Special Permit to increase office area from 25 to 30 percent in the Light Industrial Planned Unit Development (M-1-PUD) zone;</p> <p>E. Special Permit to construct a 49,252 square foot truck sales, maintenance, and repair facility on 5.8 acres in the Norwood/ I-80 PUD.</p>	<p>P03-111 Consent</p>	<p>Ted Kozak, 808-1944</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>10. Amendment to the Sacramento City Code related to ground floor retail uses in the Central Business District Special Planning District (C-3 SPD) zone. Entitlements to amend the City Code related to the Central Business District (CBD). Council District 1, Central City and City Wide (definitions).</p> <p>A. Environmental Determination: Categorical Exemption (Sec. 15061(b)(3))</p> <p>B. Amend Section 17.20.010 of Chapter 17.20, Sections 17.96.010, 17.96.070 and Attachment 9 of Chapter 17.96, and Section 17.16.010 of the Sacramento City Code relating to the ground floor retail requirements in the Central Business District and to add definitions for check cashing center, fast food and takeout food establishment, internet services exchange, and money lender.</p>	<p>M02-107 Consent</p>	<p>Joy Patterson, 264-5607</p> <p>A-B Recommend Approval and Forward to City Council</p>
<p>11. American River Parkway Plan Update</p>	<p>M03-002 Consent</p>	<p>Helen Selph, 808-7851</p>
<p>12. Review of proposed new public high school at 5517 & 5601 47th Avenue. Pursuant to Public Resources Code Section 21151.2, Sacramento City Unified School District is requesting Planning Commission review of its proposal to construct a new 500 student high school on approximately 9 vacant acres adjacent to the Serna Center. (APNs: 037-0310-013, 014). Council District 6.</p>	<p>M03-224 Consent</p>	<p>Tom Pace, 808-6848</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
13.	Development Oversight Commission Recommendations & Streamlining Proposal	M03-227	Art Gee, 264-5945 Informational
MISCELLANEOUS			
14.	Citizens Addressing the Planning Commission		
15.	Questions and Ideas of the Planning Commission		