



CITY OF SACRAMENTO PLANNING COMMISSION



●●● AGENDA ●●●

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

January 8, 2004

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
January 8, 2004

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Osage Tentative Map located at 8981 Osage Avenue. Entitlements	P03-053	Hearing
2.	Transit Village Center located on the SWC of Folsom Boulevard and 65th Street	P03-087	Hearing
3.	River City Calvary Church located at 7778 La Mancha Way	P03-113	Consent
4.	Development Oversight Commission Recommendations & Streamlining Proposal	M03-227	Informational
5.	General Plan Consistency Review for the abandonment of a portion of public right-of-way, located at the northeast corner of Norwood Avenue and Bell Avenue	M03-229	Consent
6.	Natomas Unified School Site Acquisition	M03-234	Consent
7.	Citizens Addressing the Planning Commission		
8.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<u>OLD BUSINESS</u>		
<p>1. 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. Continued from December 11, 2003</p>	<p>P03-053 Hearing</p>	<p>Ellen Marshall, 808-5851</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<u>NEW BUSINESS</u>		
<p>2. Transit Village Center located on the SWC of Folsom Boulevard and 65th Street. Entitlements to construct 42,550" square foot mixed use project with 8 residential units and 20,850" square feet of retail along 65th Street and with 21,700" square feet of retail along Folsom Boulevard on 2.3" vacant acres in the Residential Mixed Use Transit Overlay (RMX-TO) zone. The project proposes 154 parking spaces for the use. The proposed project is the first mixed-use project to be developed in the 65th Street Transit/ University Village. (D3) APN: 008-0010-003.</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit to occupy more than 50 percent of the gross square footage on a residential development with non-residential uses in the 65th Street Transit/ University Village Area on 2.3" acres in the Residential Mixed Use Transit Overlay (RMX-TO) zone;</p> <p>D. Special Permit to increase the amount of parking allowed for non-residential uses in the 65th Street Transit/ University Village Area on 2.3" acres in the Residential Mixed Use Transit Overlay (RMX-TO) zone;</p> <p>E. Variance to increase the number of signs and sign area in a residential zone;</p> <p>F. Plan Review for the construction of a 42,550" square foot mixed use project within the 65th Street Transit/ University Village Area.</p>	<p>P03-087 Hearing</p>	<p>Ted Kozak, 808-1944</p> <p>A-F Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
3.	<p>River City Calvary Church located at 7778 La Mancha Way Entitlements to allow a church to operate within an existing 5,200 square foot building in the Limited Commercial Creekside Village Planned Unit Development (C-1-PUD) zone.</p> <p>A. Environmental Determination: Exempt</p> <p>B. Special Permit to allow a church to operate within an existing 5,200 square foot building in the Limited Commercial Creekside Village Planned Unit Development (C-1-PUD) zone.</p>	P03-113 Consent	<p>Heather Forest, 808-5008</p> <p>A-B Adopt Notice of Decision and Finding of Fact for Approval</p>
4.	<p>Development Oversight Commission Recommendations & Streamlining Proposal</p> <p style="text-align: center;">Continued from December 11, 2003 Moved to January 15, 2004 Special Meeting</p>	M03-227	<p>Art Gee, 264-5945</p> <p>Informational</p>
5.	<p>General Plan Consistency Review for the abandonment of a portion of public right-of-way, located at the northeast corner of Norwood Avenue and Bell Avenue. (D2) APN: Adjacent to 237-0303-001</p> <p>A. 65402(a) Review for General Plan consistency to abandon public right-of-way for a portion of Norwood Avenue, at the northeast corner of Norwood Avenue and Bell Avenue</p>	M03-229 Consent	<p>Michael York, 808-8239</p> <p>Report Filed</p>
6.	<p>Natomas Unified School Site Acquisition.</p> <p>A. Review of proposed land acquisition for elementary school site at southwest corner of Mabry Drive and Maybrook Drive. Pursuant to Public Resources Code Section 21151.2, Natomas Unified School District is requesting Planning Commission review of its proposal to acquire approximately 10.88 vacant acres at the southwest corner of Mabry Drive and Maybrook Drive. (APN: 201-0440-016). Council District 1.</p>	M03-234 Consent	<p>Greg Bitter, 808-7816</p> <p>Report Filed</p>
MISCELLANEOUS			
7.	Citizens Addressing the Planning Commission		
8.	Questions and Ideas of the Planning Commission		