



CITY OF SACRAMENTO PLANNING COMMISSION



●●● AGENDA ●●●

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

January 22, 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

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| JOHN VALENCIA, CHAIR JAMES BACCHINI, VICE-CHAIR D. E. "RED" BANES THERESA TAYLOR-CARROLL SHELTON DURUISSEAU | DEBRA JONES PATRICK KENNEDY JOSEPH YEE |
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SUMMARY OF AGENDA CONTENTS
January 22, 2004

| | AGENDA ITEM | FILE | STAFF RECOMMENDATION |
|-----|---|---------|---|
| 1. | KFC/A&W located at the northeast corner of Meadowview Road and Amherst Street | P01-105 | Hearing |
| 2. | Academy Arms located at the north end of Academy Way on the West side of Academy Way | P03-011 | Hearing |
| 3. | Astoria Place located at the south of Dorothy June Way, East of Astoria Street | P03-025 | Consent |
| 4. | Victory Temple located at 3770 Marysville Blvd | P03-054 | Continued by Staff & Applicant to February 26, 2004 |
| 5. | Northgate Retail located at Southeast corner of Northgate Blvd. and North Market Blvd., west of East Levee Road | P03-066 | Consent |
| 6. | Centerpointe at Natomas Crossing located at the southeast corner of Del Paso Road and Truxel Road | P03-070 | Consent |
| 7. | Singh Gas & Convenient Market located at 739 Arden Way | P03-110 | Withdrawn by Applicant |
| 8. | Freeport Annexation | M00-047 | Continued by Staff to February 12, 2004 |
| 9. | Mixed-Income Housing Ordinance Revisions | M02-080 | Continued by Staff to February 26, 2004 |
| 10. | Norwood/ I-80 PUD update located at 707 Display Way | M03-231 | Consent |
| 11. | Citizens Addressing the Planning Commission | | |
| 12. | Questions and Ideas of the Planning Commission | | |

| AGENDA ITEM | FILE | STAFF RECOMMENDATION |
|---|----------------------------|---|
| <u>OLD BUSINESS</u> | | |
| <p>1. KFC/A&W located at the northeast corner of Meadowview Road and Amherst Street. Entitlements to construct and operate a 3,450 sq. ft. restaurant with drive-up service and two retail buildings totaling 16,638 sq. ft. on 2.49± acres in the Multi-Family (R-3) zone and of Multi-Family Review (R-2A-R) zone. APN: 048-025-005 & 006. Council District 8.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. General Plan Amendment to redesignate 2.49± acres of Medium Density Residential to Community/Neighborhood Commercial and Offices;</p> <p>D. Community Plan Amendment to redesignate 0.60± acres of Residential (11-21 du/na) and 0.52± acres of Residential (11-19 du/na) to 1.12± total acres of Commercial;</p> <p>E. Rezone of 1.99± acres of Multi-Family (R-3) zone to Limited Commercial (C-1R) zone and 0.50± acres of Multi-Family Review (R-2A-R) zone to General Commercial Review (C-2R) zone;</p> <p>F. Special Permit to construct and operate a 3450 sq. ft. restaurant with drive-up service on 0.78 acres in the Limited Commercial (C-2R) Review Zone;</p> <p>G. Plan Review to Construct a 16,638 square foot Shopping Center on 2.49± acres in the Limited Commercial Review (C-1R) zone and the General Commercial Review (C-2R) zone;</p> <p>H. Lot Line Adjustment to relocate the common boundary between two parcels totaling 2.49± acres (APN: 048-025-005 & 006).</p> <p style="text-align: right;">Continued from January 23, 2003</p> | <p>P01-105 Hearing</p> | <p>Antonio Ablog, 808-7702</p> <p>A-B, F-H Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C – E Recommend Approval and Forward to City Council</p> |
| <u>NEW BUSINESS</u> | | |

| AGENDA ITEM | FILE | STAFF RECOMMENDATION |
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| <p>2. 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);</p> <p>B. Tentative Map to subdivide one 0.56± net acre parcel into seven parcels in the Residential Office (RO) zone;</p> <p>C. Special Permit to allow the development of 7 townhouse units in the RO zone.</p> | P03-011 Hearing | Mark Kraft, 808-8116 A-C Adopt Notice of Decision and Findings of Fact for Approval |
| <p>3. Astoria Place located at the south of Dorothy June Way, East of Astoria Street. ENTITLEMENTS to subdivide one parcel into 39 parcels, including 21 single family lots and 18 half-plex units in the Standard Single Family (R-1) zone. (D2) APN: 238-0201-042.</p> <p>A. Environmental Determination: Prior Negative Declaration</p> <p>B. Inclusionary Housing Plan;</p> <p>C. Tentative Map to subdivide one parcel into 39 parcels.</p> <p>D. Subdivision Modification to establish lots less than 52 feet in width.</p> | P03-025 Consent | Mark Kraft, 808-8116 A-D Adopt Notice of Decision and Findings of Fact for Approval |
| <p>4. Victory Temple located at 3770 Marysville Blvd. Entitlements for a church on 0.17 developed acres in the General Commerical (C-2) zone.(D2) APN: 251-0123-003.</p> <p>A. Environmental Determination: Exempt per CEQA Sec. 15322.</p> <p>B. Special Permit to reuse an existing 2835 sf retail structure for a 141 seat church.</p> <p>C. Special Pemit to provide off-site parking.</p> | P03-054 | Mark Kraft, 808-8116 Continued by Staff & Applicant to February 26, 2004 |

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| <p>5. Northgate Retail located at Southeast corner of Northgate Blvd. and North Market Blvd., west of East Levee Road. Entitle to construct a 5,608±sq.ft retail building and a 3,200±sq.ft fast food restaurant on 1.58±gross acreage Light Industrial (M-1-S-PUD) zone within the Meteor/Incredible Universe / Shurgard Planned United Development in the North Natomas Community Plan Area. APN: 237-0031-048 (D1)</p> <p>A. Environmental Determination: Negative Declarations;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Guidelines Amendment pertaining to signage in the Project Meteor/Incredible Universe / Shurgard PUD;</p> <p>D. PUD Schematic Plan Amendment to allocate support retail and restaurant uses on 1.58± gross acreage Light Industrial (M-1-S-PUD) zone within the PUD;</p> <p>E. Tentative Parcel Map to subdivide a 1.58±gross acreage parcel into two parcels;</p> <p>F. Special Permit to construct a 5,608± sq.ft retail building and a 3,200±sq.ft fast food restaurant on 1.58±gross acreage Light Industrial (M-1-S-PUD) zone within the Project Meteor/Incredible Universe/Shurgard Planned United Development.</p> <p>G. Special Permit for a drive-through facility located on the 1.027±acres site (Parcel A) for a 3,200±sq.ft fast food restaurant.</p> | <p>P03-066 Consent</p> | <p>Kenny Wan 808-2222</p> <p>A-G Adopt Notice of Decision and Findings of Fact for Approval</p> |
| <p>6. Centerpointe at Natomas Crossing located at the southeast corner of Del Paso Road and Truxel Road. Entitlements to allow the development of an office complex on 12.47± net acres in the Natomas Crossing Planned Unit Development (D1) APN: 225-0070-088.</p> <p>A. Environmental Determination: Addendum to a previously adopted Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit for a Major Project to develop eleven (11) one and two-story buildings (190,694± square feet) on 12.47± net acres in the Employment Center 50 Planned Unit Development (EC-50-PUD) zone;</p> <p>D. Special Permit for a drive-through facility for a proposed financial institution for Building G; and</p> <p>E. Variance to waive the required masonry wall adjacent to the apartment complex to the south and east.</p> | <p>P03-070 Consent</p> | <p>Arwen Wacht, 808-1964</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p> |

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| <p>7. Singh Gas & Convenient Market located at 739 Arden Way. Entitlements to add four gas pumps with canopy at an existing convenience market on 0.47" acres in the General Commercial (C-2) zone. APN: 275-0151-014. CD 2.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332 & 15303c);</p> <p>B. Special Permit to establish a gas station with four gas pumps (eight stations) at an existing convenience market on 0.47" acres in the General Commercial (C-2) zone;</p> <p>C. Special Permit Major Modification to expand a use that has a "deemed" special permit for the sale of beer and wine on 0.47" acres in the General Commercial (C-2) zone.</p> | P03-110 | <p>Michael York, 808-8239</p> <p>Withdrawn by Applicant</p> |

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| <p>8. Freeport Annexation. Entitlements initiating the annexation of the Town of Freeport and the 98-acre City owned Bartley Cavanaugh Golf Course.</p> <p>A. Environmental Determination: Certify the Mitigated Negative Declaration;</p> <p>B. Reorganization - Annexation to City of Sacramento and Detachment from the Sacramento County Water Agency Zone 11A, Elk Grove-Consumnes Cemetery District, Sacramento County Waste Management and Recycling, and County Service Area (CSA) Park District 4C;</p> <p>C. General Plan Amendment from Sacramento County Land Use Designations to City of Sacramento Land Use Designations: adding 3.86± acres from Sacramento County Agricultural Cropland (AG CROP) to city of Sacramento Agriculture (a), 5.79± acres from County Commercial and Offices (COMM/OFF) to City Community/ Neighborhood Commercial & Offices (CNCO), 14.15± acres from County Low Density Residential (LDR) to City Low Density Residential (LDR), 88.03± acres from County Agricultural Cropland/Resource Conservation Area (AG CROP/RCA), and County Low Density Residential (LDR), to City Parks-Recreation-Open-Space (OS), 25.21± acres from County Recreation (REC) to City Parks-Recreation-Open-Space (OS), for the Town of Freeport annexation area;</p> <p>D. Community Plan Amendment to the Airport-Meadowview Community Plan to incorporate new goals and policies related to the Town of Freeport;</p> <p>E. Add Chapter 17.130 Freeport Special Planning District (SPD) to the City of Sacramento Municipal Code; and</p> <p>F. Prezone 144± acres from 144± acres Sacramento County Zoning: 100.61± acres from County Zoning (RR) to City of Sacramento Zoning A-OS (SPD), (APN: 119-0190-009 thru 010, 119-0190-033, 119-0190-035, 119-0190-037, 119-0190-040 thru 42, 119-0190-047 thru 053); 3.33± acres from County Zoning LC (NPA) to City of Sacramento Zoning C-1 (SPD) (APN: 119-0030-011, 119-0040-003, 119-0040-006, 119-0040-008, 119-0040-014 thru 016, 119-0040-018); 6.07± acres from County Zoning CO (NPA) to City of Sacramento Zoning C-1 (SPD) (APN: 119-0050-013 thru 016, 119-0050-008 thru 017, 119-0050-018, 119-0050-022); 5.69± acres from County Zoning DW-R to City of Sacramento Zoning F (SPD). (APN: 119-0030-007, 119-0040-004, 119-0040-007, 119-0040-009 thru 011, 119-0040-017, 119-0050-001, 119-0050-021, 119-0190-007, 119-0190-020); 1.00± acres from County Zoning GC (NPA) to City of Sacramento Zoning C-2 (SPD) (APN: 119-0010-028, and 119-0010-029); 0.87± acres from County Zoning BP (NPA) to City of Sacramento Zoning OB (SPD) (APN: 119-0010-027); 4.59± acres from County Zoning RD-5 (NPA) to City of Sacramento Zoning R-1 (SPD) (APN: 119-0030-001, 119-0030-014 thru 017, 119-0030-020 thru 022); 2.67± acres from County Zoning RD-20 (NPA) to City of Sacramento Zoning R-2B (SPD) (APN 119-0030-002, 119-0030-004 thru 006, 119-0030-010, 119-0030-012, 119-0030-019, 119-0030-023 thru 025, 119-0050-005 thru 007); 4.35± acres from County Zoning RD-5 (NPA) and LC (NPA), to City of Sacramento Zoning RMX (SPD). (APN 119-0010-064 and 065, 119-0030-013, 119-0040-001 and 002); 7.86± acres from County Zoning RD-5 (NPA) and AR-2, to City of Sacramento Zoning RE 1/3.5 (SPD). (APN 119-0010-062 and 063).</p> | M00-047 | <p>Matt Anderson, 808-7584</p> <p>Continued by Staff to February 12, 2004</p> |

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|----------------------|---|--------------------|---|
| 9. | <p>Mixed-Income Housing Ordinance Revisions. Revisions to the Mixed-Income Housing Ordinance (Chapter 17.190 of Title 17 of the City Code) relating to mixed-income housing. (Citywide)</p> <p>A. Environmental Determination: Addendum to an adopted negative declaration.</p> <p>B. Ordinance amending various sections of chapter 17.190 of Title 17 of the City Code relating to mixed-income housing.</p> | M02-080 | Julie Sontag, 808-5691 Continued by Staff to February 26, 2004 |
| 10. | <p>Norwood/ I-80 PUD update located at 707 Display Way. Community Plan Amendment to clarify the 0.61+/- vacant acre Light Industrial Planned Unit Development (M-1-PUD) zoned parcel (APN: 250-0450-014) as Industrial in the North Sacramento Community Plan. APN: 250-0450-014.</p> <p>A. Environmental Determination: Exempt, Section 15301,</p> <p>B. Community Plan Amendment from Residential (4-8 du/na) to Industrial on 0.61+/- vacant acres in the M-1-PUD zone.</p> | M03-231 Consent | Ted Kozak, 808-1944 A-B Recommend Approval and Forward to City Council |
| MISCELLANEOUS | | | |
| 11. | Citizens Addressing the Planning Commission | | |
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